

Ec.H  
H145r

Haggard (Sir) Henry Rider  
Report on the Salvation  
Army colonies





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H145r

# REPORT

ON THE

## SALVATION ARMY COLONIES

IN THE UNITED STATES AND AT

HADLEIGH, ENGLAND,

WITH

SCHEME OF NATIONAL LAND SETTLEMENT,

BY

COMMISSIONER H. RIDER HAGGARD.

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Presented to both Houses of Parliament by Command of His Majesty.  
*June, 1905.*

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Haggard, (Sir) Henry Rider (1856-1925)

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## No. i.

COLONIAL OFFICE to MR. H. RIDER HAGGARD.

SIR,

Downing Street, January 31, 1905.

I AM directed by Mr. Secretary Lyttelton to inform you that he has nominated you to be a Commissioner to proceed to the United States and to inspect and report to him upon the conditions and character of the agricultural and industrial settlements which have been established there by the Salvation Army, with a view to the transmigration of suitable persons from the great cities of the United States to the land and the formation of agricultural communities.

2. It appears to the Secretary of State that, if these experiments are found to be successful, some analogous system might, with great advantage, be applied in transferring the urban populations of the United Kingdom to different parts of the British Empire.

3. You should pay special attention to the class of persons taken by the Salvation Army, their training and success as agricultural settlers, and the general effect upon character and social happiness: you should also consider the financial aspect of the experiments.

4. It would be desirable that after you have inspected the several settlements you should proceed to Ottawa and discuss the subject with Lord Grey who has taken great interest in it, as well as with such local authorities as may be indicated to you by the Governor-General as likely to aid you with advice and assistance as to the application of the system in a British Colony.

5. The Rhodes Trustees, with whom the suggestion of the inquiry originated, and by whom Mr. Lyttelton has been asked to nominate a Commissioner, have made a grant of £300, including all travelling expenses, to meet the cost of the inquiry.

I am, &c.,  
FRED. GRAHAM.

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## No. ii.

MR. H. RIDER HAGGARD to COLONIAL OFFICE.

(Received February 2, 1905.)

SIR,

Ditchingham House, Norfolk, February 1, 1905.

I HAVE the honour to acknowledge the receipt of your letter of 31st January wherein you inform me that I have been nominated by Mr. Secretary Lyttelton to be a Commissioner to proceed to the United States for certain purposes which you detail and to report to him thereon.

2. I take this opportunity to offer to the Secretary of State my thanks for the confidence he has placed in me and to express the hope that I shall be able to carry out my mission to his satisfaction.

3. With reference to paragraph 2 of your communication, I presume that, in the event of my investigation showing me that these experiments in land settlement are in fact successful and that their principle is capable of wide application, it is wished that I should include in my report any practical suggestions that occur to me as to the means and methods whereby the example might best be turned to use in order to relieve the pressure upon our urban populations, and at the same time advantage other portions of the Empire.

4. I note the various instructions which you convey to me and will obey the same.

5. I have booked passages for myself and my daughter, Miss Angela Rider Haggard, who accompanies me as my secretary, upon the "Teutonic," which sails on the 22nd instant.

I am, &c.,  
H. RIDER HAGGARD.

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No. iii.

COLONIAL OFFICE to MR. H. RIDER HAGGARD.

SIR,

Downing Street, February 7, 1905.

I AM directed by Mr. Secretary Lyttelton to acknowledge the receipt of your letter of the 1st instant notifying your acceptance of the commission to proceed to the United States of America to report on the Salvation Army agricultural and industrial settlements established in that country and to express his concurrence in your suggestion that in the event of the experiments by the Salvation Army commending themselves to you, you should include in your report any practical suggestions which may occur to you as to the means and methods whereby the example might best be turned to use in connection with the projected transfer of urban populations of the United Kingdom to different parts of the British Empire.

2. I am to inform you that the Government of the United States will be requested, through the proper channel, to afford such facilities as may be possible for the furtherance of your mission.

I am, &amp;c.,

FRED. GRAHAM.



# REPORT

AND

## SCHEME OF NATIONAL LAND SETTLEMENT

BY

COMMISSIONER H. RIDER HAGGARD.

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### No. 1.

SIR,

1. I HAVE the honour to report that, in pursuance of instructions received from you under dates 31 January, 1905, and 7 February, 1905, I proceeded to the United States of America, and there visited the Salvation Army Land Colonies, situated respectively at Fort Romie, California, Fort Amity, Colorado, and Fort Herrick, Ohio. Of these Colonies full descriptions will be found under their separate headings, and with them minutes of conferences which I held with Officers of the Salvation Army at each place, notes of interviews with the Colonists, various sworn valuations, and other statistics and documents.

2. Also, during my travels in the States, I investigated at Philadelphia, the plan of Vacant Lot Cultivation there in force, of which I append a descriptive note, while at Washington the system of irrigation and land settlement which, under a recent Act, has been inaugurated by the Government of the United States, was explained to me by Mr. F. H. Newell, Engineer of the United States Geological Survey and Superintendent of the Reclamation Service. This system I was enabled to study at various places, especially at Yuma, in Arizona (where I was detained for some days by a "washout" of the Colorado River).

3. Further, at Salt Lake City, I collected information from the President and other Authorities of the Mormon Church as to their methods of Land Settlement by "small-holders," of whose tidy and prosperous farms I saw many.

4. At Washington I had interviews with President Roosevelt and with Mr. Wilson, Secretary of Agriculture. Of these interviews I attach notes to this report, those describing that with Mr. Secretary Wilson, which have been submitted for his approval and passed by him as accurate, for publication, and those of my interesting conversation with Mr. Roosevelt for your private information only,\* as in this instance the summary, although I believe it to be quite correct, has not been perused by him, nor have I asked his permission to print the same.

5. Having finished my business in the United States, I proceeded to Ottawa, where, after a long and arduous journey round the Continent, I arrived on the 13th April, 1905, and, with my daughter, was invited by His Excellency Earl Grey, the Governor-General of Canada, to be his guest at Government House. During my visit to Ottawa I had various interviews with Sir Wilfrid Laurier, G.C.M.G., the Prime Minister of the Canadian Government, the Honourable Clifford Sifton, till recently Minister of the Interior, a statesman of much experience and authority,

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\* Not printed.



Mr. R. L. Borden, the leader of the Opposition, the Honourable W. S. Fielding, Minister of Finance, Mr. W. D. Scott, Superintendent of Immigration, Doctor Bryce, Medical Officer of Immigration, Professor Robertson, the well-known educational authority, Mr. White, of the Canadian Pacific Railway, and others.

6. Also, I addressed a distinguished and earnest gathering of about four hundred members of the Canadian Club on subjects connected with Land Settlement, at a luncheon which was given in my honour and in that of Commander Booth Tucker, of the Salvation Army, who journeyed from England to meet me at Fort Amity, and accompanied me to Ottawa.

7. The results of these conferences are very clearly shown in the documents which I append to this report.

These are :—

- (a) Letter from Commissioner H. Rider Haggard to the Right Honourable Sir Wilfrid Laurier, dated 13th April.
- (b) Letter from His Excellency Earl Grey to the Right Honourable Sir Wilfrid Laurier, covering my communication of the same date.
- (c) Letter from Sir Wilfrid Laurier to H. Rider Haggard, dated in error April 10th, but in reality written on the 14th in answer to his of the 13th.
- (d) Letter from the Honourable Clifford Sifton to H. Rider Haggard, dated 16th April.
- (e) Answer from H. Rider Haggard to the Honourable Clifford Sifton, dated 17th April.
- (f) Despatch from the Right Honourable Sir Wilfrid Laurier to Commissioner H. Rider Haggard, dated 17th April.
- (g) Despatch from Commissioner H. Rider Haggard to the Right Honourable Sir Wilfrid Laurier of even date.

8. These documents accurately set out the progress and successful conclusion of my discussions with the Canadian Government. I will, however, comment upon them briefly.

By working in the trains I was enabled roughly to draft my reports upon the Land Colonies in time to submit the same to the Governor-General and his Ministers upon my arrival at Ottawa. His Excellency studied these and the documents annexed to them very thoroughly. Considering them satisfactory, he announced that he was prepared to commend to the favourable consideration of his Ministers the views and suggestions which I had the honour to lay before him. These included a request for a free grant of land from the Canadian Government suitable for settlement, and amounting in area to not less than ten townships or 240,000 acres (say, 360 square miles), with a promise of extra land to be given if necessary in the future. This area, allowing 160 acres per family, which is the ordinary Canadian homestead lot, would accommodate about 1,500 families, or, if an average of five persons is reckoned per family, 7,500 souls.

The cost of the transportation and the settling of that number of people in Canada, where the land is given, may, I think, be put down roughly at about £200 per family, or £300,000 in all. This, however, is only an approximate, not a final estimate.

In addition to the land grant, if I could obtain the same, I sought an expression of the willingness of the Canadian Government, at any rate to a certain extent, to assist in guaranteeing the interest on a loan which would provide the capital necessary to put my settlement scheme, if approved, into operation in the Dominion.

It will be seen from the Prime Minister's despatch of 17 April that, so far as regards the former of these requests, I have succeeded beyond my expectations, inasmuch as the Canadian Government, under the authority of His Excellency the Governor-General in Council, states therein that it is prepared at any time to give ten townships for the object propounded by me, on the sole consideration that the liberal conditions of settlement prescribed by the laws of Canada be complied with. It states further that the Prime Minister has no doubt that his Government will be disposed to set aside other tracts of land under similar conditions, the selection of all such land, and this is a very important boon, being left entirely to the



judgment of the Commissioner appointed by His Majesty's Government, who would, however, be assisted in his labours by the expert agents of the Canadian Government.

It adds that the Government of Canada is satisfied that if a proper class of settlers be secured such a scheme as I have in mind ought to be completely successful, a conclusion which I must regard as most satisfactory.

With this scheme I will deal later.

9. As regards the second point, namely, that of obtaining a limited monetary guarantee from the Canadian Government, I regret to report that in this matter I have, up to the present, failed to secure any such guarantee.

At a conference which I held with the Honourable W. S. Fielding, Minister of Finance, at Government House, on the 17th April, however, he told me that he would consult with his colleagues on the question, and, perhaps, write or cable to me their further views. This was as far as I was able to take the matter, nor do I wish it to be understood that anything definite passed thereon, although that it is to be further considered is doubtless a gain.

10. I venture to suggest, therefore, that, should it wish to proceed with this great scheme, the Imperial Government might with advantage communicate with the Government of Canada and lay before it any opinions they may form upon this point. That the Government of Canada has acted with much liberality in making so splendid an offer of valuable free land there is no doubt, but I dare to hope that if formally approached they may yet prove disposed to add to it by facilitating the raising of a loan in conjunction with the Imperial Treasury, especially as I can see little reason to fear that any permanent financial risk or burden would thereby be incurred by the guarantors, whoever they may be. It may be thought desirable, however, that any such loan should be guaranteed by the Imperial Government only.

11. I would call especial attention to the Honourable Mr. Sifton's letter of the 16th April to myself, as it is a document of no small importance; also to my answer to the same of the 17th April, wherein I put before him briefly the views which I have expressed above on the question of a guarantee of capital. I will premise my remarks upon this letter by saying that on all such subjects no statesman in Canada carries more weight, or, by common consent, has greater experience or a sounder judgment, than the Honourable Mr. Sifton. To his appreciation of my scheme, indeed, I am largely indebted for whatever measure of success may be held to have attended my discussions with the Canadian Government.

It will be observed that after reading my reports and the other documents, and listening to the arguments which I submitted to him and to the officials and experts whom I approached, Mr. Sifton says that he is convinced that this scheme has the promise of success. Further, he offers to be a member of a Canadian Committee to assist in the carrying of it out. He adds these remarkable, and in every way most encouraging words:—

"I regard your scheme as an embodiment of the truest and best form of Imperial patriotism, because it is building for the future by helping to give a solid British basis to the population of our great West."

This is a sentiment with which, as I have said in my answer, I heartily agree. Should the plan come to fruition I humbly submit that the Imperial Government would do wisely to avail itself of Mr. Sifton's proffered assistance.

12. Having made these comments upon my discussions with the Canadian Government, in pursuance of the authority which you have given me so to do, I will now proceed in general terms to outline the plan which I have evolved for putting into practice upon a large scale the principles that underlie the Land Settlements of the Salvation Army in the United States. Before doing so, however, I think it may be advantageous if I make a few general comments upon those Settlements, summarising the information and views which will be found set out in full in my Remarks upon Fort Amity and Fort Romie.

13. As may be gathered from my observations upon these Colonies I am very glad to be able on the whole to give a favourable report of them. Fort Herrick, the third place which I was directed to visit, although it has been called a Colony,



is, in reality, at any rate at present, little more than a farm where experimental work is being carried on, and a home for inebriates. For the purposes of this report, therefore, it may in practice be omitted.

A study of my Remarks will show that both at Fort Amity and Fort Romie certain mistakes have been made and certain failures incurred. The system of finance practised by the Salvation Army in reference to its Land Settlements is one that I found somewhat difficult to unravel. I believe, however, although there may still be minor discrepancies and mistakes, that finally I fathomed it, and it will be noticed that the sworn figures given to me show upon these two Colonies a total loss of, roughly speaking, about £10,000. In the case of Fort Romie the loss was incurred during the first abortive settlement, which having been rather rashly undertaken before the land was thoroughly irrigated, was brought to an end by a great and prolonged drought.

In the case of Fort Amity it was due to the necessity of unexpected expenditure and to unforeseen difficulties arising from the character and peculiarities of the soil, as will be found more fully explained in the record of my investigation of that Colony. Also a portion of it in either case must be set down to the high rate of interest at which the Salvation Army borrows money, these settlements having been financed almost entirely by means of loaned capital. Lastly, so far as I was able to discover, certain sums have been charged against the Colonies' account which, strictly speaking, it should not have been called upon to bear.

I will add at once that when the remarkable results achieved are taken into consideration, this loss, in my opinion, is insignificant, and, indeed, is more than counterbalanced by the great value of the experience gained. Moreover, it seems to me that had a somewhat heavier charge been made against the Colonists for their land, as, under the circumstances, should have been done in fairness to the Army, notwithstanding the early difficulties encountered, no loss at all would have been incurred.

That the price asked from these Colonists was too low is, I think, proved by the very considerable "equities" which, it will be observed, they have acquired after a few years' settlement; that is by the surplus value of their assets over all their liabilities to the Salvation Army and others. (*See Remarks on Fort Romie and Fort Amity*). When their accounts show so large a gain, surely that of the Salvation Army ought not, in justice, to be debited with a loss.

Outside of this slight failure of finance, which will, I believe, be recognized as temporary, accidental, and easy to be avoided in future enterprises, the two experiments seem to me to be eminently successful, and to demonstrate, in the case of Fort Romie, that indigent people of the agricultural labourer class can be settled upon land and there do well, and in the case of Fort Amity that such persons can even be taken from towns and yet prosper. I think that a careful perusal of the annexed documents will support my opinions on this matter.

14. Unless, therefore, those opinions are unsound or the conclusions I deduce from them can be shown to be erroneous, it seems evident that from these particular examples may be extracted lessons that are easy of application upon any scale which is desired.

15. The first of these lessons is to avoid the mistakes of the past, especially by refusing to attempt any further settlement unless sufficient capital is available to inaugurate and to carry it on upon proved and business-like principles. The second is that the land should be cheap as well as suitable. The third that the Colonists should be very carefully selected, all the circumstances and conditions of the individual families being considered. The fourth that they should pay a fair price for their land, spread, however, over a considerable number of years, and the fifth, perhaps the most important of them all, that they should remain during that period under skilled, but sympathetic management. Markets also, with the accessibility and convenience of location, should be borne in mind, while the principle of settlement in communities ought, in my judgment, to receive strict adherence as it has many social and other advantages. I may add that possibly it might be found wise to form the individual communities of persons collected from the same town, or district.

Given these requisites, it will, I consider, be strange if success is not attained even in the case of poor persons taken from the cities, provided that they are steady in character, the victims of misfortune and circumstances rather than of vice: having had some acquaintance or connection with the land in their past lives, and having also an earnest desire to raise themselves and their children in the world.



Any scheme, therefore, that is to succeed should, in my judgment, provide for the fulfilment of these essentials, at any rate to a large extent.

16. I will now outline the plan which I have evolved, although first I wish to make it clear that if it is held to be inadequate or faulty no one is responsible for it except myself, its author. On the other hand, I may mention that various very able and experienced gentlemen to whom I sketched my suggestions, such as President Roosevelt, Mr. Wilson, Sir Wilfrid Laurier, and Mr. Sifton, appear to have thought them workable and sound.

These suggestions are as follows:—

17. That a sufficient loan whereof the exact amount may be decided hereafter, or rather the interest on such loan, shall be guaranteed by His Majesty's Government, or, in cases where the Governments of individual Colonies are willing to co-operate, by His Majesty's Government and such Colonies jointly; it being agreed that each Colony shall share in the benefits of the Land Settlements to be made under the loan in proportion to the amount of its guarantee plus the value of its land grants.

The absolute necessity of such a loan by whomsoever guaranteed is obvious, but if further arguments in its favour are needed they will be found in the histories of Fort Romie and Fort Amity which the Salvation Army have acquired and developed on credit, by means of money borrowed at 5 per cent. and 6 per cent., thereby incurring the greater part of their loss. If land settlement is to be successful it must be conducted upon the strictest business lines, such as would be adopted if the building of a railway or any other industrial enterprise were concerned, and these, of course, include the provision of sufficient capital at a reasonable rate of interest.

If such capital is not forthcoming it would be better to leave the scheme untouched, since to undertake it relying upon what I may call a Trust-in-Providence system of finance will be to court disaster, and possibly to throw the movement back for many years. Nor can the gifts and contributions of the rich, or any other form of charity, which is often fickle in its preferences and uncertain in its action, be depended on in such a case. To relieve our congested cities, and place those that are suitable among their people upon the empty or depopulated lands of the British Empire is a work which the Empire should undertake for its own general good. Nor, in my opinion need it fear that it will lose by this venture, even in money, for which the land settled and the improvements thereon would be the security, while its gain in other directions must be very great.

18. When this question of a guarantee comes up for discussion, however, it will be well worthy of consideration as to whether the large Municipalities of the United Kingdom should not be asked in what shape they would be prepared to assist the movement so far as the law allows, or by emendation can be made to allow. Probably they could best do this by promising a fixed sum towards the expenses of any indigent, but deserving and suitable family who might be taken off their rates. The same suggestion applies to the Poor Law Unions throughout the land. Of course all such contributions would be purely voluntary, but that difficulty might to some extent be met by giving preference in the matter of the emigration of families to those towns and Unions which elect to pay such contributions.

19. The capital being provided, I suggest that a permanent Imperial Officer should be appointed, to be known as the Superintendent of Land Settlements, or by some similar title. In him these capital sums should be vested as a Corporation Sole, as a trustee for the Government. Or, if it were thought more secure and desirable, the money might stand to the credit of a Board whereof this Superintendent of Land Settlements was a member, which Board might possibly be formed of himself, the Agents-General of the Colonies, and representatives from the Colonial Office and the Treasury.

The actual administration of the funds, however, should, in my opinion, and subject to proper audit, be left to the judgment of the Superintendent of Land Settlements, upon whose ability, knowledge and method of conducting his business much will depend, especially during the first years of the working of the enterprise.

Here I may say that one of the duties of this official ought to be, in person or by deputy, occasionally to visit and to report upon all Colonies that may be established. The expenses of his salary and office should be a charge upon the Land Settlements Loan, to the satisfactory and economical administration of which it would be his duty to devote himself.



A further and very important part of that duty also would be to stand between the Government and the Charitable Bodies whose part in the business I will explain presently; to receive from them and to check their returns; to investigate any complaints which might be made against them, and if found correct, to remedy the same; to watch that they put no undue religious or sectarian pressure upon the Colonists in the various settlements, let us say in such a matter as the forcing of them to educate the children in a fashion of which their parents did not approve; to be careful that such Charitable Bodies selected the settlers fairly and judiciously from among British subjects only, and so forth.

20. The capital being found, and its safe-guarding and wise management provided for, it will next be convenient to consider the exact objects upon which it should be expended, and how these objects can best be attained.

21. First, what are those objects? To relieve, at any rate to some extent, the congestion of our cities which results in so much degradation, misery and expense to the public, by exporting from them those who are physically, mentally, and in other ways suitable, and who are found to have fallen into, or to be threatened with poverty, or who, being weary of towns, desire to attempt the adventure of a different life in new homes upon the land.

To advantage the Empire by the introduction on to its unoccupied spaces of large numbers of persons whose existence otherwise would have been wasted or worse. Who also, whatever the troubles into which circumstances may have brought them, are of British blood, and the parents of children that will hand down to the future the traditions, characteristics and virtues of our race, which children in new countries will find many opportunities of rising to positions different indeed from their parents' humble state.

22. An obvious criticism of these axioms will be that such persons taken from cities, however willing they may prove to go when in extremity, are not suitable for the purposes of land settlement at home or abroad. Also, that even if they were, it would be difficult, if not impossible, to select them properly, and quite impossible when selected to manage them through that period of years during which they must be nursed into success.

23. The answer is that even in a single great city such as London, where, I believe, last Christmas over 127,000 persons were in receipt of Poor Law Relief, if only hands can be laid upon them, there are numbers of indigent people who are in every way fitted to such purposes. For instance, here may be found many men and women, brought up upon the land, who have drifted to the town, perhaps recently, and failed there, and now in middle life, with a family of young children, would accept with the utmost gratitude the chance of returning to conditions such as formed the company and surroundings of their youth, and of rectifying their own mistake, by placing their children's feet upon the paths of prosperity and peace. The same remark applies with even greater force to provincial towns which are in closer touch with the rural districts.

"Land," said Commander Booth Tucker, in the interview which I held with him and others on the 5th April at Fort Amity, "is abundant throughout the world. The people of the cities are hungering for the opportunity of getting at it. They only want leadership and business management. The only requisite that I see that is absolutely not to be gotten over is a supply of the necessary capital. Our experience goes to show that the man without money makes a better average colonist and a better average settler than the man with money, and it seems to me a radical mistake that this and other countries should confine their settlements to the man with money, and ignore the man whose capital consists of brain and muscle, but who can be turned into a prosperous 'home-owner.'"

With these remarks of Commander Booth Tucker I entirely agree.

24. It may be admitted, however, that the finding of these city folk; the selection from among them, and the watching of those selected for a while before final choice of them is made, are difficult tasks. Indeed, if all this had to be done through officials of any sort it would, in my opinion, and, I may add, in that of President Roosevelt, be an impossible task, or at the least so costly as to be out of the question. As it happens, however, a Body exists to which this matter is easy, that, moreover, is willing to undertake it for nothing, merely as part of what it considers to be the duty which it has towards suffering and bewildered humanity.

I allude to the Salvation Army, a charitable and philanthropic Institution, which I have found even better known and more respected in the United States



and in the Dominion of Canada than it is in the British Isles. This vast Organization is, I am authorized to say upon its behalf, able and willing to make the selection of suitable settlers to any extent from among the poor of the cities of Great Britain, conducting their operations under the authority and direction of an Imperial Officer, appointed, as I have suggested, to control them.

Further, if only the necessary capital be found, it is prepared to move these selected persons to settlements to be established at places chosen anywhere within the borders of the British Empire. There it will provide them with skilled instruction in the local agriculture, and with the counsel and assistance needful to beginners in every path of enterprise, which will be furnished to them by means of trained officers stationed in each Colony, and receiving only the small remuneration that the Salvation Army pays to its active members for their support.

25. Upon this point I would call especial attention to the remarks of Commander Booth Tucker in answer to my questions which I put to him at Fort Amity. (See Notes of an interview between Commissioner H. Rider Haggard and various officers of the Salvation Army at Fort Amity, Colorado, April 5th, 1905). I also refer you particularly to a letter from myself dated 20th April, 1905, to Commander Booth Tucker as representing the Salvation Army, which is published with this report, and to his answer, dated 24th April.

26. To sum up this branch of the matter I believe that persons with families suitable for settlement (for to such I suggest preference should be given), can be found in the cities of the United Kingdom in even greater numbers than could be dealt with under a really extensive scheme.

27. Thus the capital would be provided, its supervision would be arranged for, and the Salvation Army, or any other approved and responsible religious, charitable, or social Organization, would undertake the selection of the Colonists; their transportation to their future homes; the building of their houses and barns; the advance of cash to them for the purchase of stock, seed, agricultural implements and other necessities; their instruction by trained persons in the arts of husbandry; the collection from them of the amounts due annually to satisfy the sums advanced and interest thereon; and their permanent care until everything was paid off and they could be left masters of their business to pursue their own destinies free of debt.

In the case of Canada the land also is now provided, and this without any cost; an example that other British Colonies may be willing to follow in varying degrees.

28. There remain for consideration, however, the matter of safe-guarding the repayment of the capital advanced; also that of the cost of starting such land Settlements. The former of these points will, I consider, prove the crux of this proposed national experiment, since, unless it can be shown that it is possible to carry this out without loss to the guaranteeing Government or Governments, it must break down. Whereas if this can be shown there is absolutely no limit to the possibilities of the scheme.

29. Land settlement cannot be permanently conducted upon the system of a hospital. Its objects should be to teach people to support themselves, and to become useful and productive citizens; not to live upon charity. Moreover, unless it is demonstrated that it can be made to pay its way upon a business basis, no Government or other Authority would continue to guarantee the interest of loans, whereas, if this is demonstrated, after the first step is taken, money will be forthcoming to any extent. Why not? Of capital there is plenty awaiting safe investment at a fair interest, of possible settlers there are plenty, and of land there is plenty also within the broad boundaries of the British Empire, in places where suitable population is often the greatest need.

30. Now, as regards the first of these points, namely, the repayment of the capital, the only actual precedents with which I am acquainted (for I do not propose to deduce arguments from the figures that I append to this report) are to be found in the remarkable New Zealand experiment, which, however, is not the same as that I am advocating, and in the examples of Fort Romie and Fort Amity. Although, as I have shown, small losses were incurred on these Colonies, owing to undercharges as against the settlers, high interest and other mistakes, those examples, I submit, give every ground for hoping that under the conditions which I have set out, the venture of land settlement can be carried through on a sound commercial basis.



31. Still, it should be remembered that each country in which settlements are made will present its own difficulties, that must be overcome by skill, patience and experience. For all these difficulties in various lands it is impossible to make provision in a preliminary report, since every case must be treated separately, and each danger guarded against by whatever means seem wisest when it arises.

32. Roughly, however, I would propose to follow the example set by that brilliantly successful measure, the New Zealand Advances to Settlers Act. Under this Act I may state that up to the 31st March, 1904, the advances made since about 1895, when it began to operate, amounted to £4,009,520. The securities for the net authorized advances, per contra, were valued at £8,704,640, while the 1 per cent. sinking fund in the hands of a public trustee totalled £158,520. Further, so far as I have been able to discover from the reading of the various documents, no loss whatever was incurred. On the contrary a considerable profit has been realised.

In the case of this Act a table has been drawn up showing the payments due for every one hundred pounds of the loan advanced, under which the capital lent, and the interest at 5 per cent. are repaid in seventy-three half-yearly instalments; that is, in thirty-six and a half years. This table is so useful and instructive that I include it here.

TABLE OF PRESCRIBED HALF-YEARLY INSTALMENTS FOR EVERY ONE HUNDRED POUNDS OF THE LOAN.

Half-year.	Prescribed Half-year Instalment.	Apportioned thus :—			Balance of Principal owing.
		On Account of Interest at Five per Cent.	On Account of Principal.		
1st ... ..	£ s. d. 3 0 0	£ s. d. 2 10 0	£ s. d. 0 10 0	£ s. d. 99 10 0	
2nd ... ..	3 0 0	2 9 9	0 10 3	98 19 9	
3rd ... ..	3 0 0	2 9 6	0 10 6	98 9 3	
4th ... ..	3 0 0	2 9 3	0 10 9	97 18 6	
5th ... ..	3 0 0	2 9 0	0 11 0	97 7 6	
6th ... ..	3 0 0	2 8 8	0 11 4	96 16 2	
7th ... ..	3 0 0	2 8 5	0 11 7	96 4 7	
8th ... ..	3 0 0	2 8 1	0 11 11	95 12 8	
9th ... ..	3 0 0	2 7 10	0 12 2	95 0 6	
10th .. ...	3 0 0	2 7 6	0 12 6	94 8 0	
11th ... ..	3 0 0	2 7 2	0 12 10	93 15 2	
12th ... ..	3 0 0	2 6 11	0 13 1	93 2 1	
13th ... ..	3 0 0	2 6 7	0 13 5	92 8 8	
14th ... ..	3 0 0	2 6 3	0 13 9	91 14 11	
15th ... ..	3 0 0	2 5 10	0 14 2	91 0 9	
16th ... ..	3 0 0	2 5 6	0 14 6	90 6 3	
17th ... ..	3 0 0	2 5 2	0 14 10	89 11 5	
18th ... ..	3 0 0	2 4 9	0 15 3	88 16 2	
19th .. ...	3 0 0	2 4 5	0 15 7	88 0 7	
20th ... ..	3 0 0	2 4 0	0 16 0	87 4 7	



Half-year.	Prescribed Half-year Instalments.	Apportioned thus :—		Balance of Principal owing.
		On Account of Interest at Five per Cent.	On Account of Principal.	
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
21st ... ..	3 0 0	2 3 7	0 16 5	86 8 2
22nd ... ..	3 0 0	2 3 2	0 16 10	85 11 4
23rd ... ..	3 0 0	2 2 9	0 17 3	84 14 1
24th ... ..	3 0 0	2 2 4	0 17 8	83 16 5
25th ... ..	3 0 0	2 1 11	0 18 1	82 18 4
26th ... ..	3 0 0	2 1 6	0 18 6	81 19 10
27th ... ..	3 0 0	2 1 0	0 19 0	81 0 10
28th ... ..	3 0 0	2 0 6	0 19 6	80 1 4
29th ... ..	3 0 0	2 0 0	1 0 0	79 1 4
30th ... ..	3 0 0	1 19 6	1 0 6	8 0 10
31st ... ..	3 0 0	1 19 0	1 1 0	76 19 10
32nd ... ..	3 0 0	1 18 6	1 1 6	75 18 4
33rd ... ..	3 0 0	1 18 0	1 2 0	74 16 4
34th ... ..	3 0 0	1 17 5	1 2 7	73 13 9
35th ... ..	3 0 0	1 16 10	1 3 2	72 10 7
36th ... ..	3 0 0	1 16 3	1 3 9	71 6 10
37th ... ..	3 0 0	1 15 8	1 4 4	70 2 6
38th ... ..	3 0 0	1 15 1	1 4 11	68 17 7
39th ... ..	3 0 0	1 14 5	1 5 7	67 12 0
40th ... ..	3 0 0	1 13 10	1 6 2	66 5 10
41st ... ..	3 0 0	1 13 2	1 6 10	64 19 0
42nd ... ..	3 0 0	1 12 6	1 7 6	63 11 6
43rd ... ..	3 0 0	1 11 9	1 8 3	62 3 3
44th ... ..	3 0 0	1 11 1	1 8 11	60 14 4
45th ... ..	3 0 0	1 10 4	1 9 8	59 4 10
46th ... ..	3 0 0	1 9 7	1 10 5	57 14 5
47th ... ..	3 0 0	1 8 10	1 11 2	56 3 3
48th ... ..	3 0 0	1 8 1	1 11 11	54 11 4
49th ... ..	3 0 0	1 7 3	1 12 9	52 18 7
50th ... ..	3 0 0	1 6 6	1 13 6	51 5 1
51st ... ..	3 0 0	1 5 8	1 14 4	49 10 9
52nd ... ..	3 0 0	1 4 9	1 15 3	47 15 6
53rd ... ..	3 0 0	1 3 11	1 16 1	45 19 6
54th ... ..	3 0 0	1 3 0	1 17 0	44 2 5



Half-year.	Apportioned thus :—			Balance of Principal owing.
	Prescribed Half-year Instalment.	On Account of Interest at Five per Cent.	On Account of Principal.	
	£ s. d.	£ s. d.	£ s. d.	£ s. d.
55th ... ..	3 0 0	1 2 1	1 17 11	42 4 6
56th ... ..	3 0 0	1 1 1	1 18 11	40 5 7
57th ... ..	3 0 0	1 0 2	1 19 10	38 5 9
58th ... ..	3 0 0	0 19 2	2 0 10	36 4 11
59th ... ..	3 0 0	0 18 1	2 1 11	34 3 0
60th ... ..	3 0 0	0 17 1	2 2 11	32 0 1
61st ... ..	3 0 0	0 16 0	2 4 0	29 16 1
62nd ... ..	3 0 0	0 14 11	2 5 1	27 11 0
63rd ... ..	3 0 0	0 13 9	2 6 3	25 4 9
64th ... ..	3 0 0	0 12 7	2 7 5	22 17 4
65th ... ..	3 0 0	0 11 5	2 8 7	20 8 9
66th ... ..	3 0 0	0 10 3	2 9 9	17 19 0
67th ... ..	3 0 0	0 9 0	2 11 0	15 8 0
68th ... ..	3 0 0	0 7 8	2 12 4	12 15 8
69th ... ..	3 0 0	0 6 5	2 13 7	10 2 1
70th ... ..	3 0 0	0 5 1	2 14 11	7 7 2
71st ... ..	3 0 0	0 3 8	2 16 4	4 10 10
72nd ... ..	3 0 0	0 2 4	2 17 8	1 13 2
73rd ... ..	1 14 0	0 0 10	1 13 2	—

I have no doubt that with variations, such as local conditions may make necessary in different countries, the above system of proportionate payments can very well be adapted to any scheme of land settlement conducted by means of Government advances.

33. With reference to the cost of starting Colonies, there must be included therein an allowance for the expense, which would often be considerable, of conveying the settlers from the British cities to their new homes in distant lands. Of this cost it is not feasible for me to give an accurate estimate, seeing that it would vary with the mileage over which the emigrants had to be carried, and in accordance with the arrangements that those in charge of them were able to make with steamship and railway companies.

34. I append, however, three tables, numbered 35, 36, 37, and prepared to show, more or less, how a Canadian Scheme of Colonization might be expected to work out financially upon the basis of a cost of £200 per family of five souls, when, as in the case under consideration, the land would be given free for the purposes of settlement.

The first table is an estimate of the "Cost in pounds sterling" setting out how the £200 per family would be spent in the instances of any number of emigrants from five persons to two hundred and fifty thousand persons, and the sums which they would be called upon to repay at 6 per cent. (including 1 per cent. sinking fund).

The second is an "approximate Statement showing annual charges, income and probable surplus."

The third is an "approximate Statement showing security for loan."

These figures are, I think, interesting and suggestive, although on some points open to criticism. Thus, in the Annual Charges statement, I am in doubt whether



1 per cent. is sufficient to allow for management and general improvement expenses; also it remains to be proved whether money can now be borrowed exactly at 3 per cent., even with a Government guarantee. If these amounts must be increased the surplus would be proportionately decreased. In the same way it might be a wise precaution to halve the net balance surplus, and in the third table (that showing the security for loan) to put the value of land after ten years' colonization at a lower figure, though it is very probable that, in fact, it would be higher. Yet when all this is done, the investment, according to these estimates, still appears to be sound.

35. As against the transportation expenditure alluded to above, we must set the fact that in Canada at any rate, the land the settlers would occupy is promised as a free gift, subject only to the provision that the Canada Homestead Regulations are observed, or whatever slight modification thereof might be agreed upon to meet the special circumstances. As to this point, although it is obtained for nothing, I may add here that I do not propose that this land should be handed over free to the settlers, but rather that a reasonable charge for it should be made against them, and that the amount thus realised should be used to repay the prime cost of their transportation, a suggestion to which I daresay the Canadian Government would accede, and to form a fund for further colonization and emergency purposes.

36. To sum up, the utter impossibility at this stage of giving an exact estimate of the cost of settlements which are not yet fixed upon, does not in any way shake my conviction that where the lands and the markets are good, the people wisely chosen and wisely distributed, and the management is experienced, continuous, and sympathetic, the enterprise can be carried on without loss and very possibly at an actual profit, after allowing for the payment of 5 per cent. interest on money which would be borrowed at about 3 per cent., and an extra 1 per cent. for sinking fund.

37. I would propose that the settlements should not be too small, say not under one hundred families each, since numbers insure plenty of society, which, in the case of persons taken from cities, is, in my opinion, almost a condition of success, especially in a country where the winters are long. Also, I propose that co-operative institutions for the sale and purchase of produce and necessaries should be established in each Land Colony, and with these Peoples' Credit Banks on the well-tested and approved Raffeisen principle that has shown itself to be so successful abroad and, I believe, in Ireland. In this maiden soil both these institutions should flourish greatly, and to the public benefit.

38. A danger that must be guarded against would be that of the creeping in of the land speculator, who might try to buy out the colonist as soon as he saw that his holding was increasing largely in value. This, I think, could be met by giving to the Superintendent of Land Settlements, or to the Salvation Army, or to whatever Body the title is vested in until the settler had earned his right to it by the payment of all his liabilities, a power of pre-emption, the amount payable being fixed by independent valuation.

39. The criticism may be advanced that there is no need to go to distant Colonies in order to place such a scheme as I have outlined in operation; that its benefits, at any rate, should not be confined to outlying portions of the Empire, as there is nothing to prevent their application at home.

With such a criticism I am myself in great sympathy. I shall, therefore, be glad, if I am so directed by His Majesty's Government, to prepare a separate memorandum upon the possibility of the establishment of rural Colonies in the United Kingdom, by the aid of the same machinery which I have suggested as suitable to the case of their establishment overseas.

40. Before leaving this branch of the subject, for the sake of clearness I will recapitulate the suggestions which I have the honour to advance. They are:—

- (1) That the interest of a loan, or loans, of an amount to be fixed hereafter, should be guaranteed by the Imperial Government, or by the Imperial and certain Colonial Governments jointly, if that is thought desirable and can be arranged.
- (2) That the Poor Law Authorities in the large cities of Great Britain should be approached in order to ascertain whether they would be prepared to make a per capita contribution for every selected family of which the burden was taken off the local rates.
- (3) That a permanent officer should be appointed by the Imperial Government, to be known as the Superintendent of Land Settlements, whose duties and responsibilities I have sketched out above.



- (4) That the Salvation Army, or any other well established and approved social, charitable, or religious Organization, should be deputed to carry out the work of selecting, distributing, and organizing the settlers on Land Colonies anywhere within the boundaries of the British Empire, who should remain in charge of such Organization until all liabilities were paid.
- (5) That no title to land should be given to any colonist until he had discharged these liabilities, on which he should pay 5 per cent. interest and 1 per cent. sinking fund, recoverable in an agreed period of years.
- (6) That the possibility of establishing similar Colonies in the United Kingdom should be carefully considered.
- (7) That, if these suggestions are approved, a Bill, to be designated the "National Land Settlements Act," embodying and giving life to them, should be laid before Parliament.

41. Before I close this report perhaps I may be allowed to state my general conclusions upon the questions with which it deals.

For a good many years I have studied this matter closely in all its bearings, and, as time goes by, my conviction is strengthened that there is but one cure for certain of the evils which our civilization has brought with it; to get behind them, to dam them at their source. The wretchedness of our over-crowded cities, indeed, may be beyond any complete remedy, but it can, at least, be palliated by bringing numbers of their poor inhabitants into contact with the healthful plenty of the land.

Some say, however, that even such palliation is impossible, for the reason that the dwellers in cities, or those who purpose to dwell in them, desire to have nothing to do with the land, and refuse to live thereon.

This has never been my experience; in fact, every year considerable numbers of persons write to me individually asking me to help them to convey themselves and their families back from the towns to the country. I believe that in a majority of cases village-born folk go to cities, and in many instances remain in them, because they can find no opportunity or prospect upon the land and, subsequently, because they have not the means to escape with their wives and children from the web of town life in which they have entangled themselves. Given that prospect and opportunity, and given those means, such folk will avail themselves of them with eagerness.

42. These are the views in which my recent investigations confirm me, and I think that much support of them will be found in the individual statements made by the Colonists of Fort Romie and Fort Amity. I believe that in our great cities there exist tens of thousands of persons qualified to make good settlers who would rejoice in an opportunity of escaping from the poverty, sickness, and vices of such places, and with their families, of establishing themselves under healthful conditions upon the land, either in Britain or in her Colonies, with the prospect of obtaining there an independence for themselves and health and plenty for their children.

43. If, in the face of the facts which I have adduced, my opinions are still thought visionary or optimistic, I can only point out that, speaking broadly, I am delighted to find them shared by such men as Mr. Roosevelt, the enlightened and far-seeing President of the United States, whom, if I may venture to say so, I thought one of the clearest visioned and most able statesmen that ever I had the honour of meeting; by the Honourable Mr. Wilson, who was born a Scotchman, but is the Secretary for Agriculture in the same country, a man of vast experience; by Earl Grey, the Governor-General of Canada, who knows so much of colonization and its possibilities, and with whom I had many conferences upon this subject; by General Booth, of the Salvation Army, whom I saw before leaving England, who, perhaps, is better acquainted with the actual conditions of our poor than any other living man, who, moreover, is the author of practical experiments in land settlement in many climes, and by others of equal ability and weight. If my views are visionary, then all of us suffer from similar delusions.

44. I venture to submit, however, for your consideration and that of His Majesty's Government that they are sound. I will go further even, and state my profound conviction that the future welfare of this country, and, indeed, of others which might be named, among them the United States, depends upon whether or no it is possible to retain or to settle upon the soil a fair proportion of its, or their, inhabitants. Upon that soil men and women grow up in health, and become furnished with those sober and enduring qualities which have made the greatness



of our Nation in the past, who, if they are relegated to the unwholesome conditions and crowded quarters of vast cities must dwindle in body and change in mind.

45. Nor is this all, since in these cities, as statistics and experience prove alike, the families are smaller than those that are born upon the land. Children there are called, and, indeed, often are, "encumbrances." More of them die in infancy also, and of those who grow up, many, at any rate in the second generation, are of a stuff so different that except for the accident of their common speech they might well be supposed to belong to another race.

How is it possible, indeed, that children should be born in adequate numbers, or, if born, thrive, in the crowded slums of London or in the tenement houses of New York, and how can that people remain great and powerful whose supply of healthy children is curtailed? If these are lacking, all the merchandise of the seas and all the treasures of the earth will not supply their place.

46. Therefore, if the future safety of their countries is to be made secure against obvious and disastrous contingencies, in my humble judgment one of the chief aims of the Governments of the highly civilized white nations should be to keep population upon the land; to multiply the numbers of those modest rural homes where men and women desire offspring for their own sakes, and to share their labours and their plenty.

This, it seems to me, can best be done by turning to practical account the public Credit and the waste forces of Benevolence; by using these powers to counteract, at least to some extent, that tendency towards race-ruin, a product of our western culture, whereof the end must be a progressive national weakening and depletion which, if unchecked, may well bring about national defeat at the hands of those ruder peoples of the World that remain land-dwelling and agricultural, and again, as in past ages, culminate in national despair and death.

47. Finally, I suggest that notwithstanding the miscalculations which have been made there, the instances of Fort Romie and Fort Amity do point out a road which may lead to successful colonization upon a large scale. Again I would repeat, however, that if this is to succeed, there are three essential conditions which must be recognized:—

Sufficient capital, obtained at a moderate rate of interest:

Careful selection of the settlers and of the land:

Skilled and sympathetic management of both after settlement.

48. It cannot be too clearly understood that neglect of any of these requisites, and especially the want of a proper system of finance, will almost certainly end in failure; whereas if they are strictly adhered to, I believe that success can be made very probable, if not absolutely assured.

49. I have omitted to state that I have carefully considered the nature of the tenure which could be given to land settlers with most advantage to themselves and the greatest security to the Authorities guaranteeing the Settlement Loan. There is no doubt that in some ways the system of perpetual leasehold at a fixed rent is attractive, especially if it could be coupled with a right to buy, since then the colonist is not burdened with the necessity of paying the purchase price of the land, but has only to discharge an annual rent.

50. In countries where land is very costly this plan, therefore, would be worthy of consideration, as under it all the settler's borrowed capital can be expended upon his live and dead stock. In other countries, however, where land is cheap the argument in favour of leasehold is not so strong, while in Canada I am not sure that it would be allowed.

51. My conclusion is that on the whole I agree with the view expressed by Mr. Secretary Wilson and give my voice in favour of freehold, wherever it is possible to grant that boon.

52. That great investigator of agricultural conditions, Arthur Young, wrote one hundred and thirty years ago of the "magic of property." What he said then holds true to-day. Perpetual leasehold may be virtually as good as a freehold and cheaper to acquire, but sentiment must be taken into account, and considered from this point of view, it does not look the same. The man who starts out to work a piece of land would like to know that a time must come when he will be able to call it his very own. It is because this is impossible that thousands of those who are employed in English agriculture are now deserting the country for the towns. Without the prospect of ownership, or at the least, of becoming farmers on their own account, they will not stay upon the land.



53. I think, therefore, that the title given to all settlers, at any rate in the British Colonies, after they have discharged their liabilities and paid the price of the land they occupy, should be freehold and no other.

54. Perhaps I may be allowed to suggest that it would be desirable for His Majesty's Government to send a Commissioner to South Africa, with instructions to enquire into the suitability of that country for land Settlements, the terms upon which lands can be acquired for that purpose, and whether or no any of the South African Governments are prepared to assist in the matter.

55. It has occurred to me that many would-be settlers from Great Britain might think that the climate of Canada is too cold for them, and desire to emigrate to a warmer country. From my general knowledge of South Africa, where I have myself farmed in by-gone years, and from what Earl Grey, Sir Marshal Clarke, and others tell me of Rhodesia, I am inclined to think that there is a land whereon settlers might be placed to their own great benefit, and to that of the Empire.

56. So far as I can learn and judge it is becoming more and more evident that the future of Rhodesia is largely agricultural, and now when it has been discovered that, amongst other crops, tobacco of the best possible quality can be grown there, parts of this territory seem to me to offer opportunities for the "small-holder." More than this I cannot say, as I have not had the advantage of recent personal investigation.

57. I append among the other documents, some Remarks upon the Hadleigh Colony of the Salvation Army in Essex, for the reason that the place might prove useful as a training ground for the managers of Settlements, or of industries, such as brick-making and carpentering, which will be practised in them. I thoroughly inspected this Colony before leaving England, and was much interested and impressed by what I saw there.

58. I have to thank His Excellency Sir Mortimer Durand, His Majesty's Ambassador to the United States; Sir P. Sanderson, His Majesty's Consul-General at New York; President Roosevelt; Mr. Secretary of State Hay; Mr. Secretary Paul Morton; Mr. Secretary Wilson; Mr. Under Secretary of State Loomis, all of the United States Government; Commissioner Henry Macfarland, and many others for their great kindness towards me, and the assistance which they gave to me, both in my official and my personal capacity.

I have also to thank the Chambers of Commerce and other municipal Bodies and the Clubs in various cities of the United States which I visited, for the many public receptions and hospitalities which they extended or offered to me.

I have to thank Doctor Wheeler, President of the University of California at Berkeley, for his courtesy in inviting me to visit that great institution, where I had the honour of addressing an audience of over three thousand students and others.

I have to thank the President, Counsellors and Apostles of the Mormon Church for their reception of me at Salt Lake City, and the information which they gave me there.

I have to thank Sir Wilfrid Laurier, Premier of the Canadian Government, and other Ministers of that Government, also the Honourable Mr. Sifton, for the patience and the attention with which they listened to my arguments and investigated the evidence that I laid before them with reference to the objects of my mission.

Most of all I have to thank His Excellency Earl Grey, Governor-General of Canada, for his wise counsel and the assistance he afforded me in every way, and on every occasion. Had it not been for that counsel and assistance it would not, I think, have been possible for me to attain the results set out in this report. Such success as those results may be held to represent is due, therefore, to Earl Grey rather than to myself.

I have to thank the citizens of Toronto and Ottawa for the great kindness and cordiality of their welcome towards me. I shall always remember with pride the occasions on which they entertained me at their respective cities when I had the honour of addressing many hundreds of their leading men.

My gratitude is due to Miss Evangeline Booth and many other Officers of the Salvation Army in the United States and Canada for much help which they gave me, and especially to Mr. Ranson Caygill, Treasurer of the Industrial Homes Company of the Salvation Army, and to his assistant, Mr. Harry A. Wright, who were deputed by the Army Authorities to accompany me upon my journey round America. Without their help the difficulties and fatigues of that journey would have been enormously increased.



It is due also to my daughter, Miss Angela Rider Haggard, who acted as my private secretary throughout my mission, and was of great assistance to me.

Further, as one interested in this work for its own sake, and in all that tends to counteract the grave social and national ills with which it is concerned, perhaps I may be allowed to offer my earnest thanks to the Rhodes Trustees, to whose initiative this enquiry owes its origin and financial support.

59. I thought that it would be more satisfactory to all concerned that there should be an independent sworn valuation of the lands, crop and stock of the two principal Salvation Army Colonies in the United States. It will be seen that these have been furnished, also that the correctness of the figures and statistics handed to me, has, at my request, been verified by oath.

60. I send herewith some photographs\* of the Colonies of Fort Romie and Fort Amity and their inhabitants, although I do not know whether it is feasible to reproduce them in a Blue-book.

61. Trusting that I may be held to have fulfilled my instructions to your satisfaction and to that of His Majesty's Government, also that the suggestions which I have ventured to advance may prove of service,

I am, Sir,

Your Most Obedient,

Humble Servant,

H. RIDER HAGGARD,

Commissioner.

To the Right Honourable

The Secretary of State for the Colonies.

May 5, 1905.

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### No. 3.

Washington, D. C.

(These Notes have been submitted to and approved by Mr. Wilson.)

On the 8th of March, 1905, I had the advantage of a long interview with the Honourable James Wilson, Secretary of Agriculture for the United States, a gentleman of the very greatest ability and most extended experience. In the course of this meeting I talked over with him confidentially various aspects of the question upon which I am reporting, and especially those which have to do with the possibility of settling persons who have recently migrated or are about to migrate from the country to the town. It was with real satisfaction that I found Mr. Wilson's and my own views to be practically identical.

After I had outlined my ideas to him, he informed me that in his opinion, if executed upon a foundation of sufficient capital and proper management, there could scarcely fail to be success, provided that the settlers chosen were industrious and willing to overcome certain inevitable difficulties; provided also that the cost of the land settled was moderate, and that access to markets was easy. He agreed with me that it would be advisable to make a start with people who from early associations, or otherwise, had some idea of farm work, although they need not necessarily be farmers; that is to say, individuals who had not long been denizens of a great city. He added that when the scheme had got into full swing it would be easier to deal with "green hands."

Mr. Wilson said that to him it appeared very sad to see so many of our English people flocking from the land to the cities, and that he quite appreciated the disastrous results and the national difficulties that must arise from a continuance of this state of things.

He informed me that in the United States much has been done during the last eight years to benefit farmers by the institution of a good service of mail delivery and in other ways. He remarked also (and this is a curious circumstance) that the establishment of the telephone in every house had done a great deal to keep people on the land, as it helped to destroy the sense of isolation and loneliness, and generally to make life more convenient and interesting. Thus he pointed out that after a day's work the women could gossip with each other over miles of wire, who in former days might perhaps rarely see a visitor.

I asked him what in his opinion would be the best form of tenure to give to such settlers, perpetual leasehold or freehold. He declared himself unhesitatingly to be in favour of freehold, with which, in his opinion, no leasehold, however long and attractive, could possibly compete in the eyes of intending settlers. The prospect of acquiring a freehold, he said, would give the colonist something to work for;

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\* Not reproduced.



some object to be gained beyond that of earning his daily bread. He was sure that if absolute ownership of the land occupied by such settlers could be assured to them within a reasonable period, it would prove a great incentive to exertion.

I pointed out to him the danger that such settlers might be tempted to sell their interests to speculators. He considered my fears upon this point to be exaggerated, adding that in the United States few speculators wished actually to buy out the proprietors of land. Although occasionally they would lend them money rather than take possession, however, as a rule they renewed the loan. Even Indians, he said, were now allowed to acquire freeholds and to deal with them as they chose. Nor had bad results ensued, although, compared to white men, Indians were as children and were more difficult to manage than any class of folk who would be likely to come under the provision of a settlement scheme.

I asked Mr. Wilson whether he approved of a suggestion I made that the land should be paid for by instalments, calculated to include satisfaction of the interest on the loan and a sufficient sinking fund to discharge the money advanced in the purchase of the land in a period of about thirty-three years. He replied that he approved of that period, but was of opinion that the payments should be made annually and not semi-annually. He believed that in most cases, if the settlements were formed under advantageous conditions as regards to cost of land, locality, &c., it would be found that the settlers would, however, pay off all obligations in a much shorter period than thirty-three years.

In short, I could discover no point of difference between Mr. Wilson's views and my own. I may add that he agreed with me that it would be quite necessary that charitable bodies who undertook the selection of colonists and the management of settlements should be under the control of a government official, where the Government is interested, who could check extravagance, mismanagement, or undue pressure of any sort. He agreed also that such settlements where the Government is not interested would be far better and more cheaply directed by charitable bodies than by a number of expensive government officials.

H. RIDER HAGGARD.

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No. 4.

SIR,

Government House, Ottawa, April 13, 1905.

I HAVE the honour to inform you that I have been appointed by His Majesty's Government, a Commissioner to investigate certain land settlements in the United States, and should my opinion thereon be favourable, to proceed to Canada and to consult with His Excellency Lord Grey and his ministers upon the matter generally.

My opinion as to these land settlements being, upon the whole, favourable, I now venture to ask you confidentially whether the Government of the Dominion is prepared to donate a tract of suitable land, to be selected by myself or other Commissioners appointed by His Majesty's Government, for the purpose of the settlement of carefully selected families, taken from among the poor of Great Britain, let us say, a tract of 240,000 acres or ten townships.

I ask this question under the supposition that sufficient funds for such settlement can be provided under the auspices of the British Government, and that the selection of the settlers and the future management of the settlement can be provided for in a satisfactory and business-like manner.

At the present stage I do not trouble you with details, but I shall be happy to meet you and give you any further information that you may require.

I feel it my duty to make it clear to you that this communication is confidential, and written entirely upon my own responsibility, although I am not without hope that should your answer be in the affirmative, its results might prove both useful and important.

I shall have to leave Ottawa on Monday next, at the latest, and I, therefore, make bold to ask that this letter may receive your present consideration. I need scarcely add that it will strengthen my hands if I am in a position to submit to the Imperial Government some such definite offer of land in Canada as I have outlined above.

I am, &c.,

H. RIDER HAGGARD.

To the Right Honourable

Sir Wilfrid Laurier, G.C.M.G.,

&c., &c., &c.

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## No. 5.

MY DEAR SIR WILFRID,

Government House, Ottawa, April 13, 1905.

MR. RIDER HAGGARD, who has received instructions from His Majesty's Government to investigate certain land settlements in the United States, and in the event of such settlements affording in his opinion an example which can with advantage be reproduced elsewhere, to consult with me and the Dominion Government as to the opportunities in Canada for the establishment of similar settlements in the Dominion, has arrived here, and has shown me the confidential report he has prepared for Mr. Lyttelton.

I have in accordance with your request introduced Mr. Rider Haggard to Mr. Sifton, and they have had a long talk. Mr. Rider Haggard has also, at my request, shown Mr. Sifton his confidential report.

I have no hesitation in giving expression to my opinion that it is desirable in the interests both of Canada and of the United Kingdom that an effort should be made to apply to some of the unoccupied lands of the Dominion the methods of the settlements which have formed the subject of Mr. Rider Haggard's report.

I have asked Mr. Rider Haggard to write to you the letter which I have the honour to enclose.

Mr. Rider Haggard is unfortunately compelled to leave Ottawa on Monday next, but perhaps it may be possible for you to give me some indication before he leaves as to the character of the co-operation which the Dominion Government may be willing to give to His Majesty's Government in a joint attempt to carry into effect a policy, which, if successful, cannot fail to be a great advantage to the Dominion.

I have asked Mr. Sifton to join the dinner at which you will meet Mr. Rider Haggard to-morrow, Friday, and he has accepted.

I remain, &c.,  
GREY.

## No. 6.

DEAR SIR,

Prime Minister's Office, Canada, April 10, 1905.\*

I HAVE your favour of yesterday. I shall have much pleasure to discuss with you the project as to which you write to me. I regret that at this moment I cannot fix a day or hour for our meeting, but I am going to have the honour of dining with you this evening at Government House, and if then convenient, we will arrange for an interview.

H. Rider Haggard, Esq.,  
Government House.

Yours respectfully,  
WILFRID LAURIER.

## No. 7.

MY DEAR SIR,

Armada, Ottawa, April 16, 1905.

I HAVE given a good deal of thought during the last few days to your proposed scheme for placing deserving but impecunious people from the cities of Britain upon farms in Canada, and I am convinced that it offers the promise of success. As you know I have expressed a favourable opinion to Sir Wilfrid Laurier, and I am pleased to know that he has given a satisfactory assurance of support on the part of his government, by placing the required area of land at your disposal.

Given the land and a practicable system of selection and management, in regard to which you have the co-operation of the Salvation Army, than which no agency can be more efficient, the only thing remaining is the capital.

It has occurred to me that possibly the British authorities might desire to have a small Committee or Board of Trustees, upon whom there would be one person known to have experience in dealing with this subject and familiar with settlement work in Canada. If it should be thought that I can be of any assistance as a member of such a committee, I should be willing to serve at least for a time.

I sincerely hope that if the matter takes serious shape you will be able to take an active part in the management. No one can carry out such a plan so well as the man who has conceived it and actually tested it by personal observation.

\* This date should be April 14, 1905.—H. R. H.



I regard your scheme as an embodiment of the truest and best form of Imperial patriotism, because it is building for the future by helping to give a solid British basis to the population of our Great West.

Wishing you every success,

Believe me, &c.,

H. Rider Haggard, Esq.,  
Rideau Hall,  
Ottawa, Ontario.

CLIFFORD SIFTON.

No. 8.

MY DEAR SIR,

Government House, Ottawa, April 17, 1905.

I HAVE to acknowledge and heartily to thank you for your letter of yesterday's date.

That, after full consideration, this project generally and my scheme for putting it into active and beneficent operation, should commend itself to a statesman of your experience and knowledge of all the conditions is, to me, another and a very valuable proof of its soundness.

I think your suggestion as to the appointment of a Canadian Committee excellent, and I will, with gratitude, convey to the Imperial Government your offer to serve upon such a committee.

I thank you very sincerely for the kind expression of your views as regards myself and the future management of the scheme.

I entirely agree with you that if this far-reaching project can be put into active and continuous operation, besides the immediate material benefits that must ensue, both to the settlers and the country in which they settle, it is likely, in the best possible fashion, to advance those objects that all true Imperialists have at heart.

Should the plan go through, I venture to hope that, after reflection, the Government of the Dominion will see its way to assisting in the matter of a guarantee of such portion of the necessary capital as would be expended in Canada. I am sure that if it did so matters would be much facilitated, both in the eyes of the Imperial Government and in those of public opinion at home. Mr. Fielding, whom I had the honour of seeing yesterday, informed me that he intended to discuss this side of the problem with you.

Again thanking you,

Believe me, &c.,

To the Hon. Clifford Sifton,  
&c., &c.,  
Ottawa.

H. RIDER HAGGARD.

P.S.—I leave Ottawa for New York this afternoon, and sail per "Majestic" Wednesday.

No. 9.

SIR,

Prime Minister's Office, Canada, Ottawa, April 17, 1905.

WITH reference to your favour of the 13th instant, I have the authority of His Excellency the Governor-General in Council to inform you that the Government of Canada will be prepared, at any time, to set aside ten townships for the object set forth in your letter.

In the townships so reserved, the policy of the Government will be to give a free homestead to any person selected by yourself or any commissioner appointed by His Majesty's Government, on the sole consideration that the conditions of settlement prescribed by the laws of Canada, be complied with.

It should be understood immediately that the school lands and the lands of the Hudson Bay Company will not be subject to entry by the settlers, but will have to be disposed of or acquired according to law.

Should the experiment be successful, I have no doubt that the Government will be disposed to set aside other tracts of land under similar conditions. The selection of the land will be left altogether to the judgment of the commissioner appointed by His Majesty's Government, but the Canadian Government will deem it their duty to place at the disposal of the commissioner, the services of all their agents in the North-West Territories, to assist in the selection of such lands.



The Government of Canada is satisfied that if a proper class of settlers be secured, such a scheme as you have in mind ought to be completely successful, and they venture to hope that you will be allowed to carry it to completion.

Believe me, &c.,

H. Rider Haggard, Esq.,  
Ottawa.

WILFRID LAURIER.

No. 10.

Sir, Government House, Ottawa, April 17, 1905.

I HAVE the honour to acknowledge the receipt of your despatch of to-day's date.

I thank you and your Government for the most kind consideration, which under the authority of His Excellency the Governor-General in Council, you have been pleased to give to the matters which I have brought before you by letter and in personal conference.

I appreciate to the full the liberality of the offer which you have made, and I will at once lay the same before the Imperial Government.

I am indeed glad to learn that the Government of Canada is satisfied that if a proper class of settlers is secured, such a scheme as I have in my mind ought to be completely successful. I wish to return to them also my sincere personal gratitude for the hope which they express that I may be allowed to carry it to completion.

I regret that I cannot write at greater length, as I should have wished to do, since I am just leaving for New York, in order to sail for England.

I am, &c.,

H. RIDER HAGGARD,

The Right Honourable  
Sir Wilfrid Laurier, G.C.M.G.,  
&c., &c., &c. Commissioner.

No. 11.

REMARKS ON THE FORT ROMIE COLONY OF THE SALVATION ARMY  
IN CALIFORNIA, U.S.A.

1. I arrived at Fort Romie on the 26th of March, and spent the 27th and 28th in investigating that Colony and all the circumstances connected with its origin, progress and population.

2. Fort Romie, that has a gross area of 520 acres, which is shortly to be added to by a further purchase of 170 acres, lies between two ranges of hills, the Gabilan to the east and the Santa Lucia to the west, part of the mountain system known as the Coast Ranges of California. It is situated four miles from the railway station at Soledad, a hamlet on the Southern Pacific Line, distant about 150 miles from San Francisco.

3. The valley between these two ranges of hills is flat in character, and its soil is a beautiful light loam, which appears to average about 15 feet in depth, that has been washed down from the mountains, and levelled in past ages by the action of the river. As the country here is arid, that is to say, the rainfall is slight and uncertain, the goodness has never been leached or washed out of this soil, which thus retains its primæval fertility. It is so rich that, given a sufficiency of water, the addition of any manure is held to be superfluous; at least crop after crop are taken without this aid. Doubtless, however, a time must come when fertilizers will be necessary, or, in place of them, very deep ploughing.

4. Over the whole area of the Colony are dotted a number of neat wooden cottages, or homesteads, and the view of it surveyed from the western foot-hills is singularly charming in its rural peace. The vivid green of the springing crops, and especially of the Alfalfa, or Lucerne fields, and the numerous grazing cattle and horses, give, moreover, an impression of very considerable agricultural prosperity.

5. The history of the Fort Romie Colony is, in brief, as follows:—

In the year 1898 Commander Booth Tucker, of the Salvation Army, in conjunction with a Committee of the San Francisco Chamber of Commerce, took steps which resulted in the purchase of Fort Romie by the Salvation Army. The exact circumstances connected with this movement will be found in the annexed document, marked 12, which is an attested report of a formal interview between myself and various officers of the Salvation Army, where they are set out in detail.



The land having been purchased at a price of \$26,000, or £5,200 sterling, 18 families drawn from indigent people in San Francisco, were settled upon it, in the hope that there they would be able to earn their livelihoods and establish homes.

The result was an utter failure; of those 18 families but one remains at Fort Romie to-day. The others have all returned to the city, leaving the Salvation Army losers to the extent of \$27,000, or about £5,400, most of which was spent in supporting the settlers and in the beginning of a costly system of irrigation.

6. At first sight this fact would seem to crush the life out of any hopes that may have been entertained as to the possibility of settling such folk upon the land, but as a matter of fact in this instance it is capable of a simple and complete explanation. At that time Fort Romie was quite insufficiently and irregularly irrigated; what is known as "dry land," that is soil more or less dependent upon rainfall to support its crops. Now the three years following the introduction of the San Francisco settlers were years of drought. Little could be grown, and like their own stock, the settlers starved, as, under the conditions, I think, they must have starved had they been the most skilled agriculturists in the world. At the least they found husbandry so unremunerative that they were glad to forsake it, even for the city tenements which they had left.

This serious reverse, therefore, proves nothing as to the possibility or otherwise of settling persons from the towns upon the land; it leaves the whole question very much where it was.

7. Their failure notwithstanding, the authorities of the Salvation Army determined to begin again on new lines. They arranged for the further irrigation of the land with water brought from the Aroya Seco by the Monterey Water Company, and, at such seasons as this fails, by completing a supplementary system which enables water to be raised from the Salinas River by means of a steam pumping plant, which plant is now the property of the colonists.

8. Then they selected more settlers, practically destitute men most of them, but persons accustomed to the land, being generally somewhat of the same class as our British agricultural labourers. To these men the land was sold under contract at \$100, or £20 sterling, the acre, plus the cost of any improvements, such as buildings, that might exist upon each 20 acre lot.

9. This purchase money was made payable in equal annual instalments, spread over a period of 20 years, to which was added interest on deferred payments at the rate of 5 per cent. Further, chattels, such as horses, stock, implements, &c., were sold to the colonists upon a five year system, under which the price of them was payable in equal annual instalments, to which is added interest upon all unpaid balances at the rate of 6 per cent. per annum.

10. To guard itself against loss also, the Army took a mortgage or some analogous security, over all live and dead stock thus provided. It was further agreed that no title should be given to the land until all payments were completed, and that any settler who neglected to fulfil his obligations could be ejected after notice, and his land and all upon it seized to satisfy his debt.

11. Such are the circumstances and conditions under which the second settlement of Fort Romie was effected about four years ago. I will now sum up the results as they appear to me to-day. Not to mince matters, the experiment has proved a great success. It is true, although a quarter of it is now owing, that in most instances, but a small proportion of the price of the land has as yet been paid by its purchasers.

12. For this, however, the reason is that the authorities of the Salvation Army have thought it more expedient and advantageous to all concerned to allow the instalments to stand (of course, subject to the 5 per cent. interest), whereby the colonists are enabled to invest the amount of them in the purchase of stock and generally in improving their condition, than to demand payment upon the specified dates.

The truth is that they have no cause for anxiety. The value of their security is increasing yearly, as will be seen by the annexed documents and valuations. Also should anyone of the settlers die or elect to leave, or wish to sell, his "equity," that is the balance of what he owns after satisfying all his debt to the Salvation Army and others, would fetch more than the sum total of his obligations.

Indeed, this was admitted to me by several of the men themselves, as may be seen by reference to the brief summaries of conversations I had with them, that I append hereto.



13. These conversations also will give some idea of the remarkable contentment and, indeed, of the gratitude which I have found characteristic of the settlers on Fort Romie. "I praise the Lord every day of my life that we had the chance to come here," said one woman to me, and in varying degrees, that seemed to be the spirit of them all. Nor is this wonderful when it is remembered that these folk, nearly every one of them, who, a few years ago were in the position of day labourers, are now for the most part on the highway to considerable prosperity, and already possess happy homes, healthy families, pleasant surroundings and a sufficiency upon which to live.

14. With three or four exceptions of individuals, who for some reason or other were absent from the Colony, but who, I have ascertained, are all doing well, I personally interviewed every settler, most of them upon their farms. I am, therefore, in a position to state that such is their fortunate case; not from one of them did I hear a single grumble. Further, I visited the school, and there saw their 50 or 60 children, all of them well-fed, well-clothed and full of health.

15. It comes to this, therefore, that it would be difficult to find a better instance of the advantage of skilfully managed land settlement for the benefit of persons without capital than that which is offered by Fort Romie, in California. Indeed, I doubt if such another one exists.

16. It is, however, easy to foresee that in the future certain difficulties may arise. Thus, when the Salvation Army claims are all paid off, as I believe they will be, and the colonists stand upon their own feet, a salutary and gentle guiding influence will, of necessity, be more or less withdrawn from them. Also with prosperity will come the desire for more land, and, at present at any rate, but little more land is available, although already some of the settlers are hiring summer grazing runs upon the hills. Also as their children grow up they will want farms, and be unable to get them. These are points, however, which can be faced when they arise. Meanwhile the latter two of them suggest that where it is possible, there should be spare ground around such settlements which can be taken up when it is needed.

17. The lesson to be learned from this example is, that given first-class and accessible land with really good facilities for irrigation and given the Salvation Army, or some similar Body, to manage it, from charitable motives and not for profit; given, too, sufficient capital and trained discretion on the part of the managers, the settlement of persons of the class of the present colonists at Fort Romie can be carried on indefinitely with an excellent prospect of success.

18. As well might be expected, the extraordinary advantages that such a system offers to people with no capital beyond their hands and their families, have already become noised abroad, with the result that for any vacant lot the Salvation Army is overwhelmed by scores of applications. It would seem, indeed, as though, had they the money and the will, they could at once easily find sufficient folk in the United States alone to settle another ten or twenty thousand acres.

19. To argue, however, from this instance that all settlements everywhere must prove equally successful would be very dangerous.

20. To begin with, in the United States, if it can be delivered on them at reasonable rates, the markets for produce are generally excellent, although here also railways charge high, and commission agents are often exorbitant. Again, as was shown by the fate of the unlucky settlers from San Francisco, water must be available in plenty, either in the shape of an assured rainfall, which has the advantage over irrigation that it costs nothing, or in that of irrigation, which has the advantage over rainfall that it can always be turned on when wanted.

Still, there are doubtless many places within the borders of the British Empire where all these conditions can be fulfilled.

21. Here I should state that, as is always the case where "small-holders" abound, co-operation is beginning to get a hold in Fort Romie. Thus, on the future town-site, about 200 yards from the irrigation canal, a large co-operative store has been established, whereof the profits are divided among the members on the usual principle.

22. I visited this store and saw Mr. Vanderburg, the manager, who was formerly State Senator of Oregon. He informed me that it was doing well and was already supported by most of the colonists. Attached to it is a butcher's shop, where meat grazed upon the Colony is sold. Also there were cases of eggs which had been



taken in exchange for groceries, &c., and are traded off to San Francisco. This store was only opened on the 24th of May, 1904, since which time the volume of its business has doubled. It is now, I understand, in a position to pay a dividend of between five and ten per cent.

23. Perhaps I should add that I ascertained that the Salvation Army places no religious pressure upon the colonists and enforces no religious tests. If the settlers or their families choose to attend the Army meetings, of course, its Authorities are glad, otherwise they are not pressed so to do.

Various religious denominations appear to be represented in the community, which includes Protestants of sundry sects, and also members of the Roman Catholic Faith. But whilst it refrains from active spiritual interference, the efforts of the representatives of the Salvation Army are devoted to the promotion of brotherly kindness in every shape and to the fostering of an atmosphere of mutual support and help.

24. In conclusion, from the sworn figures furnished and the statements made to me, it appears that the present financial condition of the Fort Romie Colony is as follows: The Salvation Army incurred a loss upon the first settlement of about \$27,000, or £5,400, while the second settlement shows them to have a surplus in their favour of about \$6,000, or £1,200.

The colonists have an "equity," that is, a surplus of assets over all liabilities, of above \$41,000, or about £8,300, that is an average of something over \$2,000, or £400 each.

The Salvation Army has expended "for the purchase of land and for the establishment and maintenance of the Colony" \$64,000, or about £12,500, to which must be added the loss incurred in the first abortive settlement of \$27,000, or £5,400, say, nearly £18,000 in all.

Per contra the values of land, improvements, live stock, outfit, &c., is appraised at \$113,280, or nearly £23,000, most of which increment, however, goes to the colonists.

25. Under these circumstances I am of opinion that the settlers should have been charged a somewhat higher price for their land; sufficient indeed to allow a margin for incidental and unforeseen expenses (which must otherwise be written off as a loss), and yet leave to them a good profit. What this exact price should be can only be determined by experience, and the individual circumstances surrounding each Settlement.

H. RIDER HAGGARD,  
Commissioner.

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#### No. 12.

#### NOTES OF AN INTERVIEW BETWEEN COMMISSIONER H. RIDER HAGGARD AND VARIOUS OFFICERS OF THE SALVATION ARMY.

The questions were put by the Commissioner, and unless otherwise specified, the answers were given by Colonel Holland.

The Fort Romie Colony, March 27, 1905.

BEFORE starting to inspect the Colony, the following conversation took place. The names of the persons present are as follows, viz., Colonel Thomas Holland, Staff Captain Hamon, Colonel French, Mr. R. Caygill (the Commissioner's Secretary), Staff Captain Erickson, and Staff Captain Wright (the Commissioner's stenographer), and Miss Angela R. Haggard (the Commissioner's Private Secretary).

Q. In what year was the Colony started?

A. In the spring of 1898.

Q. What is the acreage?

A. 520 acres gross, including roads and waterways.

Q. Whom did you buy it from?

A. Mr. Charles Romie.

Q. Was he a farmer here?

A. No; not an actual farmer, but a prominent land-owner in this district.

Q. Was it unimproved then?

A. No; it had been farmed as a dry farm up to the time of our purchase, and had three ranches on it.



Q. What price was paid for it?

A. \$26,000 for the whole thing (say £5,200).

Q. Was that money left on mortgage?

A. A small amount was paid down at the time, the balance was left on mortgage, but this balance has since been liquidated. Except for the Salvation Army's private financial arrangements with its bondholders, which in varying degree affect all our business interests in the United States, the land is clear.

Q. Just give me your history of this Colony briefly; the system which has been followed, the people you have got; your failures and situation generally.

A. Just prior to the establishment of this Colony or any of our Colonies in the United States, this country was in a very demoralized condition, in consequence of business depression. As a means of relief, Commander Booth Tucker propounded his "landless man to the manless land" proposition, the essence of his plan being summed up in the following manner, viz.: "put the waste labour on the waste land by means of the waste capital, and thus convert this trinity of waste into a unity of production."

At the request of the San Francisco Chamber of Commerce he, Commander Booth Tucker, explained his plan to the members thereof, who were so impressed with its practicability that they appointed a committee of co-operation to assist the Salvation Army in the establishment of a Colony in this State of California. As a result of the joint endeavours of Commander Booth Tucker and the Chamber of Commerce Committee, a small beginning was made in the Salinas Valley on the land referred to as above, and now known as Fort Romie.

Unfortunately for the parties interested and the scheme, the beginning was made just on the threshold of a drought, which lasted for three years, and which devastated agricultural conditions throughout the arid portion of the State. In the general loss and disappointment which this entailed, we were very unfortunate participators. The question will naturally arise in your mind as to whether we should suffer similarly in the event of another drought presenting itself. To this I would say that our facilities for irrigating have since then been so perfected as to practically safeguard us against any such contingency.

We started with eighteen pioneer families—a total of about seventy-five souls—all drawn from city folk, and most of whom were "out-of-works." Because of conditions arising from the drought they really did not have a fighting chance, and not knowing how long that state of affairs would last they gave up their allotments and returned to the city. I must impress upon you, however, Mr. Commissioner, that these conditions were absolutely abnormal, since, even if such a drought should recur, we are now able to meet it with improved water facilities.

Q. Supposing the seasons had been normal and you had had at that time your present water supply, do you think those families would have failed and have departed?

A. I see no reason why they should not have succeeded and done nearly as well as the colonists who followed them. The start of our Colonization Scheme, as it now appears, really dates, therefore, with the present batch of settlers, the most of whom came in the spring of 1901.

Q. Who were those men—I mean to what class did they belong?

A. With one or two exceptions, they were all poor men living in this district, and their position was somewhat analogous to that of the British agricultural labourer. In almost every instance they were men without capital. We selected them because they were farmers by profession and thoroughly understood the peculiar conditions to which they were subject. The high price of the land and the difficulties attendant upon the development of our water supply were such as made us feel that such a type of man, as I have described, was necessary to the successful operation of the Colony.

In this respect Fort Romie differs from Fort Amity, whose colonists were largely drawn from the cities and were in every case men without capital.

The present number of colonists comprises twenty families, holding an average of twenty acres each. No colonist accepted since 1901 has left the Colony. There were two families who came in with the intention of becoming colonists, but they withdrew again without putting in a crop, and one other man left in consequence of serious ill-health, which rendered the climate unsuitable to him.

What these colonists have done will, of course, be shown by their individual balance sheets, which have been prepared for your inspection, and on appraisements



made by two independent and disinterested valuers and properly certified. From these you will observe that the amount of money paid in on their accounts by the colonists is comparatively small. We have not worried about this, however, because we found that these people, starting without capital, had to spend what money their farms would produce in the purchase of cattle, implements, &c., and in the improving of their lands and buildings, so as to warrant the prospect of their being able to do better as a result. The balance sheets referred to show that most of the colonists have a very gratifying "equity" in their property. By "equity" I mean the difference between their property in the land, with the stock, crops, buildings and outfit, and the amount which they owe to the Salvation Army or to any other creditor.

Q. That is satisfactory as far as it goes, but I want you to explain to me what is the exact system under which these men are located on the land; what are their obligations and their rights, and is the Colony run as a business proposition, from which the Salvation Army expects to make no loss, if, indeed, it does not make a profit, or is it run as a charity?

A. The land was sold to colonists under contract at \$100 per acre, to which was added any cost of improvements upon the land in the shape of buildings, this amount to be paid in equal annual instalments, spread over a period of twenty years, with interest at 5 per cent. on deferred payments. Chattels, consisting of cows, horses, implements, wagons, &c., are sold on a five year instalment plan, payable in equal annual instalments, instalments being spread over each year equally, and with interest on all unpaid balances at the rate of six per cent. per annum. In selling movable chattels of this description, we insure ourselves against loss by taking a mortgage upon the animals and articles sold.

Q. Have you ever had any occasion to foreclose one of these mortgages?

A. No; never on this Colony.

Subject to the discharge of their duty towards the Salvation Army, the colonists are as much freeholders as any other persons who have purchased estates, but should they fail to fulfil those obligations, they can, after due notice being given, be dispossessed, and the land, and all they have on it, be taken to satisfy their debt.

As regards the last part of your question, Mr. Commissioner, I answer, that the Colony is certainly run as a business proposition by the Salvation Army, and not as a charity. The Army does not expect, and cannot afford, to make losses upon these schemes, which are undertaken by the Salvation Army in a spirit of philanthropy, it is true, but with the object of inculcating the principles of self-support by assisting indigent persons to become owners of homes and lands, and independent and self-supporting citizens.

Q. Well, Colonel, after these years of experience, how far do you consider those objects have been attained on Fort Romie?

A. I should add that, speaking broadly, none of the expenses of management are borne by the colonists or the Colonies. These are given to the scheme by the Salvation Army as a part of their philanthropic work.

Q. I quite understand, but I should like you to tell me what, upon another basis, namely, that if the ordinary remuneration paid to managers of land in this country, would the charges of running this Colony actually amount to per annum.

A. Say \$2,000 (about £400 per annum), to which must be added small incidental expenses, say another \$500. Of course, however, you must understand that our scale of payments to our own people are not based upon those of the current wages of those countries in which they may happen to be serving, but upon what is considered sufficient for their mere support in the work in which they may be engaged. Thus; in the case of the Fort Romie Colony, the Manager's remuneration does not exceed half the amount I have mentioned, out of which he has to support his wife and family.

Q. With reference to the question I put to you just now, have you now any fears of the Colony as a business proposition?

A. No, Sir; the land has been so improved by settlement and its value so increased by the irrigation works that we have constructed, that what we purchased at \$50 per acre could now be readily sold at from \$100 to \$150 per acre, in accordance with its position and improvements.

Q. (The Commissioner to the Manager, Staff Captain Erickson)—Does your opinion coincide with that of Colonel Holland?

A. Yes; most fully.



Q. (The Commissioner to the company assembled): Have any of you other gentlemen anything to take exception to in the evidence which has been given, or to add to it?

A. Staff-Captain Hamon: I think it could be supplemented by saying that we have acquired here in this effort and example a valuable fund of experience, which will stand us in good stead on a larger scale in other states or countries. For colonist purposes, that is with the object in view of assisting the poor man to become the owner of a home upon the land, I do not consider it a good plan for the Army to acquire high priced land. If the Army does so it will assuredly heap upon the colonist a burden almost too heavy for him to bear. In my opinion, cheaper land, if good, such as can be obtained in many parts of the world, would serve our purposes just as well, and in some ways, much better.

A. Staff-Captain Erickson: A man with previous farming experience is far more desirable as a colonist than one without it.

Q. Do you mean by that it is your opinion that this principle cannot be applied to any persons taken from towns, even although they may have originally come from the land?

A. Staff-Captain Erickson: No; what I mean to say is this, that a person with some farming experience, or some connection with the land, is better qualified as a colonist.

A. Colonel Holland: I agree with Staff-Captain Erickson, that if a man has had prior experience on a farm, that he possesses an advantage over the man without that experience. But it has been proved that men who were so ignorant of farm life as not to know the difference between a plough and a harrow have shown themselves to be amongst our most successful agriculturists.

Q. Where?

A. At Fort Amity, Colorado.

This not only applies to the men, but to their wives and children. In fact, on this line I would like to say that after seven years' experience with this work, I have yet to meet the first person—man, woman, or child—who had been brought on to the Colonies from the city who had any desire to return thereto.

Q. You except, I presume, those colonists who, after a three years' drought, went back from this Colony, Fort Romie, to San Francisco.

A. No, Sir; I do not. They did not return to the city because they were tired of the country, but because the unfortunate abnormal natural conditions already referred to, made it impossible for them to remain.

Q. You mean that they were starved out and had to go, whether they liked it or not.

A. Yes; and naturally they went to where they had associations and thought they might find employment.

A. Staff-Captain Hamon: I may add, Mr. Commissioner, that in the settlement of colonists, it does not follow that the operations on a large scale would necessitate putting on poor city people only. Thus, in forming a settlement the poor city men might be located on lots 1, 2, 4, 5 and 6, and on lot 3, in the centre, might be placed the person experienced in agriculture. This system might be pursued until the lesson had been learned by the help and experience gained, and we could deal with city folk in blocks. What is needed in the initial stages of operation are "pace-setters" and examples.

Q. Why did you select such expensive land?

A. The active participation of the Chamber of Commerce, in San Francisco, was with a view to the establishment of a Colony in this State for the benefit of its own citizens. All land in California, capable of irrigation, is high-priced, and what we purchased in the Salinas Valley, notwithstanding its high price, was a cheap proposition from a commercial standpoint. The purchase has justified itself by the fact that the land could now be sold at twice the amount of money which we paid for it. At the same time, I quite agree with Staff-Captain Hamon that the colonizing of city poor should not be undertaken on high-priced lands, because the large amount of debt that a settler has to face from the start makes his acquirement of a freehold look so far from him that he is apt to get discouraged, and so the obligation is too much for him. Such a condition is the more liable to occur because of the comparatively heavy interest charges that he is forced to meet. Since an abundance of cheap land can be obtained in this and other countries, I am thoroughly at one with Staff-Captain Hamon in his view that, future colonization should be carried



out on cheap lands; that is so far as the British Colonies and the United States are concerned. If such land were selected in rain-belt districts, it would be so much the better, especially if it were in a timber region, where the cost of building material and fuel would be reduced to the minimum.

A. Staff-Captain Erickson: I cannot quite agree with Colonel Holland's opinion. I feel that there are certain advantages in an irrigated district:—

1. The smaller area required.

2. A closer settlement, and

3. A community of interests which cannot as readily be obtained elsewhere.

Q. Why cannot a community of interest be obtained?

A. Staff-Captain Erickson: Because irrigation necessitates a certain amount of co-operation among those who avail themselves of it.

A. Staff-Captain Hamon: I think that it is a bad state of affairs if a community of interest does not prevail in every department of such ventures as that under consideration. I consider a community of interests a condition of success, and more particularly so where the area settled is considerable.

Q. You are, all of you, gentlemen of experience in this matter. Is it your opinion that supposing suitable land and sufficient funds are forthcoming to settle the same, that colonists who would make a success of the venture would also be forthcoming in sufficient number, taken from the poor of the English cities, subject, of course, to the condition that such poor were carefully selected and had more or less knowledge of, or connection with, the land?

A. I should say unhesitatingly, yes, to almost an unlimited extent, and that the result would be the successful settlement of large numbers of people, and to some extent the relieving of the congestion of cities.

N.B.—(The other gentlemen present all agreed with Colonel Holland in his remarks.)

The conversation then came to an end.

H. RIDER HAGGARD,  
Commissioner.

THOMAS HOLLAND.  
NELS A. ERICKSON.  
ALFRED HAMON.

These answers were given to me by Colonel Holland and Staff-Captain Erickson on a subsequent date.

H. RIDER HAGGARD.

April 8, 1905.

STATEMENT made by Colonel THOMAS HOLLAND and Staff-Captain N. A. ERICKSON relative to the Fort Romie Colony.

Q. What is the present financial condition of the Colony?

A. The value of land and improvements, live-stock, outfit, &c., is appraised at \$113,280.00.

The Salvation Army has expended for the purchase of land and for the establishment and maintenance of the Colony in round figures \$64,000. To this expenditure should be added a loss of approximately \$27,000 occasioned by the failure of the plan during the first years; the reasons for this failure being given elsewhere.

Q. Are you solvent?

A. Yes, fully, as regards the present condition of the Colony; if, however, the above-mentioned loss of \$27,000 is included, there would be a deficit of approximately \$21,000.

The value of land, outfit, &c., still held by the Salvation Army is valued at \$18,500; the indebtedness of the colonists to the Salvation Army, including water plant, is \$51,654.99. Total \$70,154.99.

Q. In the event of sale, would you recover all that you have spent?

A. Yes, with the exception of the loss incurred during the first years.

Q. Would the colonists receive all that they have spent?

A. Yes, and a great deal more.



Q. Would there be anything over, either in the Army's pocket or for the colonists?

A. Decidedly, yes. The colonists hold property appraised at \$94,780, on which they owe the Salvation Army and sundry debtors \$52,819.20, leaving them an equity of \$41,960.80, an average of over \$2,000 each.

The Salvation Army assets are sufficient to cover all its expenditure for the Colony (except the loss on the first year's operations), and leave a surplus of approximately \$6,000.

Q. What did you pay for the land?

A. \$26,000.00.

Q. What is its present value with improvements?

A. \$95,205.

Q. What would the Colony fetch as a going concern?

A. This question I cannot answer. I assume the value of the appraisers is correct, and on this basis the Colony, including land, buildings, improvements, live-stock, equipment, &c., would bring \$113,280.

Q. Have you obtained any outside valuation?

A. An appraisement has been made by two competent and disinterested persons, duly sworn to and submitted herewith.

THOMAS HOLLAND.  
NELS A. ERICKSON.

### No. 13.

## NOTES OF INTERVIEWS WITH COLONISTS.

### FORT ROMIE COLONY.

March 27, 28, 1905.

Equity, \$3,311, or about £662.

THOMAS BRYANT:—

A colonist for four years. Had been raising stock; also has a team of horses which he hires out. He pastures his calves on the hills, which he can do for 25 cents per head a month. Has a wife and four children, and was well satisfied with the prospects. He had paid \$1,000 on his place to Army, and got home well fixed. Had spent over \$500 recently on house, &c.; had 27 head of cattle; reckoned his land, house, cattle, &c., were worth at least \$4,000; but he would not take that amount and sell out. He owed the Army \$1,800; so an estimate of \$4,000 (a price he would not take) showed his "equity" at \$2,200 dollars. He was well pleased with the Colony, and the system by which he had bought his homestead. He did not suppose he would have ever owned a home or anything had it not been for the Army.

Equity, \$859, or about £172.

Mr. A. C. CARLE:—

Came to Romie two years ago; was raised on a farm, but was working in a factory before coming to the Colony. He had no capital. On the contrary, he then owed \$30. Believed it was a great blessing to him, getting the opportunity of acquiring a home at Romie. He intended to settle permanently on the place. He felt sure he would get on well. Had been raising potatoes and chickens, and intended extending his operations on these lines.

Equity, \$879, or about £176.

C. M. HODGES:—

Came here about two years ago. He appeared to be about 55 or 60 years of age; beyond the limit, one would imagine from which colonists should be selected. He said he had been a schoolmaster, but has also done a little farming. Did not do particularly well last year, as he had been a little late in planting his potatoes which were his principal crop. He was sure he was going to do much better this season. He brought no capital with him to Romie, though he had a little stock, that, however, had not much value. He was very glad he had come to Romie; he preferred his present position infinitely to working for wages, which he surely would have been doing had the Army not given him this opportunity. He had five children—two boys and three girls.



Equity, \$995, or about £199.

Mr. C. H. HUME:—

Said he had been at Romie two years, and was farming 20 acres; had had a little experience in farming before coming here. Had made no repayments upon land as yet, but would soon commence doing so. He thought he was getting on "very fair," and was "well satisfied" that he had come here. Was going to put 12 acres in potatoes this year. He believed this would pay as well as anything. Six tons could be grown from one acre, and the same would bring from \$80 to \$90 per acre. He was quite satisfied with his bargain at Romie, and expected to be able to pay for his place within five or six years.

Equity, \$1,274, or about £255.

Mrs. JOHNSON:—

A widow of one of the late colonists; said since her husband's death she had rented out nine of the twelve acres constituting her farm. Before her husband came to Romie he farmed a place he owned on the hills. This she sold since his death for \$2,000. She was getting along very nicely, indeed. Was renting out the nine acres for \$112 per annum, which more than paid for instalments and interest due upon the land to the Salvation Army. The remaining three acres were sufficient for her cow and chicken raising, which she found very profitable. She appreciated the new arrangement made with the Army since her husband's death, which gave her the privilege of staying on the Colony and bringing up her three fatherless children.

Equity, \$1,270, or about £254.

M. EDE HARDING:—

Mr. Harding has been on the Colony six years this winter; before coming here he lived on a "squat" of 160 acres of dry land. He brought no capital with him, excepting a pair of horses, a cow and calf. He now declares himself quite satisfied with his progress. He is the owner of some 15 cows, which bring him in from \$40 to \$75 a month. Last month he realized \$71 dollars net from ten cows. He considers his property worth \$4,000, everything included. He still owes the Army \$2,300. Mr. Harding said:—"I am glad I came. I could never have got along so well with anyone else (referring to the Salvation Army). I don't think there is another company on earth who would have helped me in the same way."

Equity, \$2,339, or about £468.

Mr. ROBERT MITCHELL:—

Mr. Mitchell had been here four years. He was a Salvation Army Officer, and employed in the printing works at San Francisco; he had also some experience in farming. When he came he had nothing but borrowed money. He stated that he was getting along very well now, but, owing to an accident, had broken his leg, which had been a great drawback to him and lost him a year's work. In the first place he bought everything from the Army and has paid back some \$655. He still owes \$2,800, and values his land, stock, &c., at \$5,000. Mr. Mitchell said:—"I am very glad I came here. I have been with the Army ever since I was 'saved' eight or nine years ago. I did a good day's work when I took this venture. I am satisfied with my prospects; I could not have got such a start if the Army had not been behind me and loaned me the money. I am now in a position to make my payments as they fall due."

Equity, \$2,261, or about £452.

Mr. C. E. BAETSCHEN:—

A German Swiss, with a family of seven children, was a dairy-man, and has been on the Colony four years. He owns a neat house and home, with orchard, containing apple, peach, and pear trees, in good condition. He has ten cows of Dutch blood, and stated that he is doing well. On his stock he has paid off about \$350 to the Army, and he values the whole of his possession at \$4,500, and, as near as he can say, still owes \$2,700. When he came he had \$525 capital, and said as far as he could see this was his only chance of becoming the owner of a home and property, as no one else would push him and give him a chance. Before this he was a hired dairyman in the employ of the Salvation Army.

Mr. Baetschen grinds his corn with the wind machine that pumps his water.



Equity, \$6,700, or about £1,340.

Mr. M. MATHESON:—

Mr. Matheson is by birth a Dane. He was not at home, but I saw his place which was purchased by him from the Army within two years for \$4,650 for 29 acres and the improvements thereon. Previous to this the land had been in the hands of the Salvation Army. The man lived in this neighbourhood, and, therefore, knew the value of land here. He paid for his property outright. We met Mr. Matheson a little later. He stated that he was satisfied with his prospects, and considers the land as good as is to be had; he thinks it will subsequently be worth \$400 per acre. He paid \$155 per acre for it, and declared he would not take \$200 for it to-day.

Mr. Matheson has a family of six children.

Equity, \$4,394, or about £879.

Mr. LINDSTRAND:—

A Finn by birth, who had a very tidy place, with nice house and pretty little garden, good windmill and cistern, also a small orchard with well-grown trees, and was in the course of erecting a fine wooden barn. He is the sole survivor of the batch of settlers who were starved out by the three years' drought. Originally he was a car conductor in San Francisco. He stated that he had been at Romie nearly eight years, that he had a wife and two children, and held 20 acres of land; that he had lived through the bad time (the drought) because he "held on," whilst the others went away too soon. He had paid off about half of his indebtedness to the Army, and reckoned his house, stock, land and implements to be worth at least \$4,000. He said that he still owed \$900 to the Army. Recently he had received \$1,000 left him by a relative, and this amount he had paid off his land, &c. He considered himself a fortunate man in getting to Romie; he thought he had done very well, and believed there were brighter prospects for the future. He said the new barn which he was putting up would cost him \$300.

NOTE.—I went into Mr. Lindstrand's house, which seemed full of comforts, and contained, among other things, a bicycle and phonograph. Also here were stored doors and other materials to be used in a proposed addition to the dwelling.

(H. R. H.)

Equity, \$846, or about £169.

Mr. A. D. JAMES:—

Stated that he had been at Romie four years. He brought no capital, excepting \$175. He wanted a home, and hearing of this Colony made application. He had not much stock, as he was "getting on his feet." He had 20 acres. He had not paid anything off his land yet, but had met instalments due on live stock. He thought the value of his stock and land with improvements considerably exceeded the amount of his indebtedness to the Salvation Army. He had five-roomed house, which he took over at a valuation of \$300, including a windmill and barn. Mr. James said he was glad he had come to the Colony, and he looked forward to making a success of his holding and was quite satisfied with the arrangement he had made with the Army. He had two children at home, who are getting big enough to be of some help.

Mr. James said, in conclusion, that he would not take \$1,000 for his "equity," that is, if anyone were to offer to pay all his indebtedness to the Salvation Army and give him \$1,000 he would not accept it.

Equity, \$1,757, or about £351.

Mr. W. J. SCOTT:—

Said he came to the Colony four years ago. Previously he had been farming on a small scale, and sometimes working out. He had no capital when he arrived, excepting \$30, and a team of two horses. He considers he has been doing "first rate" at Romie. He has, as yet, paid off no charges on land, but a proportion of his debt on the live stock. He owned 13 cows, 8 calves and 56 head of hogs, a span of horses and his crops. He valued the whole lot at \$3,500, and he owes the Salvation Army \$2,760, and is, therefore, \$800 to the good. He was perfectly satisfied with his position and very glad he came to Romie. He had a wife and one boy.



Equity, \$3,198, or about £639.

Mrs. HANDLEY:—

Wife of Samuel Handley, who was absent from home, said that her husband had been in the occupation four years, and that they had six children. They farm 20 acres. At first they grew potatoes and beans, but now raise stock. They had in all 74 head of cattle, which they fed by renting a place upon the hills in addition to their land upon the Colony. When they came they were without capital, "unless children could be called capital." Also one year they lost almost everything by fire, including their wagon, hay, chickens, &c., &c. They were now getting on "fine." They expected to have land and stock paid for in two years' time, and to be quite clear of debt. Up to the present they had repaid nothing, as all the earnings had gone into the purchase of stock. Mrs. Handley stated, in answer to a question which the Commissioner put to her as to whether she was glad she came to the Colony:—"I praise the Lord every day of my life that we had the chance to come here." She added that formerly her husband worked upon the railroad.

NOTE.—I saw this woman's husband on the following day, and had a long conversation with him. He more than confirmed all her statements.—H. R. H.

Equity, \$100, or about £20.

AL. RODDICK said:—

"I have only recently come to the Colony and have taken up 12 acres, upon which I raise chickens. Formerly I worked in the woods. I brought no capital with me. I propose to build a house. I have taken the land upon the ordinary terms, but agree to pay off the cost in 12 years. My land, which is dry land, cannot be irrigated, and on that account is very suitable for chicken raising, is to cost me \$38 per acre."

Equity, \$2,396, or about £479.

Mr. CHARLES HANDLEY:—

Had been on the Colony one year and a half. Occupies house built by the Army, but has improved it. Has four horses, four cows, chickens, &c. Has 20 acres of land, and raises alfalfa and potatoes. Considers he is doing "first rate." Has a wife and four children. Hopes to pay off all his indebtedness, make a good living, and raise a good stock. Very glad he came to Fort Romie. Previous to coming to the Colony he ran a free farm given by the Government.

Equity, \$789, or about £158.

Mr. JOHN VRIELING:—

Has seven acres of land. Been on the Colony about three years, and is doing well. Came from Amity to Romie on account of ill-health. Has 500 chickens. His stock is the white Leghorn. In California the white egg is preferred. Realizes from five to six dozen eggs per day.

No. 14.

State of California,  
City and County of San Francisco. } SS

Thomas Holland, being duly sworn, deposes and says: That the price paid for the land comprising what is now known as the "Salvation Army Fort Romie Colony" was twenty-six thousand (26,000) dollars. What sales of this land we have made to colonists amount to thirty-seven thousand, five hundred (37,500) dollars, and we still have upwards of one hundred and thirty (130) acres left, estimated by disinterested and reliable appraisers to be worth twelve thousand (12,000) dollars.

(Signed) THOMAS HOLLAND. (L.S.)

Subscribed and sworn to before me this 29th day of March, 1905.

(Signed) ADELINE COPELAND,  
Notary Public in and for the City and  
County of San Francisco,  
State of California.



## No. 15.

State of California, }  
County of Monterey. } SS.

I, W. H. H. Metz, Supervisor of Monterey County, California, being duly sworn, do hereby depose and state that the attached schedule of property owned by the Salvation Army and the members of the Fort Romie Salvation Army Colony, is a full, true, and correct statement of the property appraised by me this day, and that to the best of my knowledge and belief the values of the property therein given, to wit: ninety-five thousand, two hundred and five dollars for land and improvements, and eighteen thousand and seventy-five dollars for live-stock, farming equipment, and crop, represents the true market value of the property listed.

(Signed) W. H. H. METZ.

Subscribed and sworn to before me this 29th day of March, A.D., 1905, at Soledad, in the County of Monterey, California.

(Signed) Y. P. VILLEGAS,  
Notary Public in and for the  
County of Monterey, State  
of California.

(SEAL.)

## No. 16.

State of California, }  
County of Monterey. } SS.

I, W. H. Bingaman, Real Estate and Insurance Broker, residing at Soledad, California, being duly sworn, do hereby depose and state that the attached schedule of property owned by the Salvation Army and the members of the Fort Romie Salvation Army Colony, is a full, true, and correct statement of the property appraised by me this day, and that to the best of my knowledge and belief the values of the property therein given, to wit: ninety-five thousand two hundred and five dollars for land and improvements, and eighteen thousand and seventy-five dollars for live-stock, farming equipment, and crop, represents the true market value of the property listed.

(Signed) W. H. BINGAMAN.

Subscribed and sworn to before me this 29th day of March, A.D., 1905, at Soledad, in the County of Monterey, California.

(Signed) Y. P. VILLEGAS,  
Notary Public in and for the  
County of Monterey, State  
of California.

(SEAL.)

## No. 17.

Soledad, California, March 29, 1905.

Property owned by the Salvation Army and the members of the Fort Romie Salvation Army Colony at Fort Romie, Monterey County, California, with the value thereof as appraised by W. H. H. Metz and W. H. Bingaman.

	\$	\$
Land:		
443 acres of irrigated land, including checking and levelling of same, worth at present market prices, \$145 per acre	64,235	
56 acres non irrigable land worth \$25	1,400	
21 acres occupied by canals and roadways.		
Total area 520 acres, valued at		65,635
Irrigation system:		
Plant, including engine, boiler, centrifugal pump, flumes, ditches, water rights, &c.	6,750	
Headgates, stop and checkgates	400	
Trees:		
Orchard and shade, shrubbery, small fruit, &c.		3,500



<b>Fencing:</b>							\$	\$
About 18 miles boundary and pasture fence valued at \$80								
per mile, also wire netting							1,440	
Pens, corrals, &c.							1,000	
								2,440
<b>Buildings:</b>								
22 dwelling houses							8,800	
Barns and outbuildings							2,000	
Store and office building							2,300	
								13,100
<b>Water supply:</b>								
18 wells, 15 windmills, 10 water-tanks, piping, &c....							3,380	
Total value of land and improvements							95,205	
<b>Live-stock:</b>								
39 horses and colts							3,000	
128 cows and heifers at \$25 each							3,200	
155 stock cattle and calves							2,335	
153 hogs							765	
Poultry and bees							425	
								*9,715
<b>Farming equipment:</b>								
Vehicles and harness							3,000	
Mowers, rakes and haying tools							1,500	
Ploughs, harrows, discs, scrapers, seed, drills, and cultivators							1,000	
Cream separators							360	
Troughs, milk cans, irrig. canvas, incubators, tools and sundry equipment							800	
								6,660
<b>Crop:</b>								
Hay and crops on hand not harvested							1,700	
Grand total							\$113,280	

## No. 18.

STATEMENT showing the Financial position of the Colonists, Fort Romie Colony, on April 1, 1905, based on valuations made by sworn appraisers.

Name.	Assets.		Liabilities.		Colonists' Equity.
	Land, Buildings, and Improvements.	Live Stock Outfit and Crop.	Due Salvation Army on Oct. 1, 1904.	Other Liabilities.	
	Dollars.	Dollars.	Dollars.	Dollars.	Dollars.
1. T. Bryant ...	4,020.00	1,300.00	2,008.31	—	3,311.69
2. E. Harding ...	3,675.00	1,200.00	3,087.14	517.00	1,270.86
3. Mrs. Johnson ...	2,600.00	300.00	1,625.54	—	1,274.46
4. W. G. Boswell	3,420.00	325.00	2,796.13	—	948.87
5. S. Handley ...	3,805.00	2,600.00	2,641.54	565.00	3,198.46
6. O. Lindstrand	4,450.00	900.00	955.76	—	4,394.24
Carried forward	21,970.00	6,625.00	13,114.42	1,082.00	14,398.58

There seems to be an error of ten dollars in this addition. The figures, however, correspond with those of the original document.—H. R. H.



Name.	Assets.		Liabilities.		Colonists' Equity.
	Land, Buildings, and Improvements.	Live Stock and Outfit and Crop.	Due Salvation Army on Oct. 1, 1904.	Other Liabilities.	
Brought forward	Dollars. 21,970.00	Dollars. 6,625.00	Dollars. 13,114.42	Dollars. 1,082.00	Dollars. 14,398.58
7. A. James ...	3,650.00	275.00	3,047.07	31.00	846.93
8. T. Day ...	3,620.00	1,725.00	2,960.66	400.00	1,984.34
9. C. E. Baetschen	3,970.00	1,350.00	2,908.52	150.00	2,261.48
10. R. W. Mitchell	3,925.00	1,500.00	3,035.16	50.00	2,339.84
11. W. J. Scott ...	3,650.00	1,500.00	3,222.18	170.00	1,757.82
12. C. M. Hodges	3,280.00	400.00	2,645.98	155.00	879.02
13. C. M. Hume ...	3,325.00	300.00	2,535.06	94.00	995.94
14. D. W. Wiley ...	4,060.00	—	2,229.88	—	1,830.12
15. J. F. Nelson ...	3,550.00	1,800.00	2,373.77	—	2,976.23
16. A. C. Carle ...	2,360.00	225.00	1,628.74	97.00	859.26
17. C. N. Handley	3,635.00	1,000.00	2,238.87	—	2,396.13
18. J. Vrieling ...	2,410.00	275.00	1,860.89	35.00	789.11
19. M. Matheson ...	6,700.00	—	—	—	6,700.00
20. A. Roddick ...	450.00	100.00	—	450.00	100.00
Total ...	70,555.00	17,075.00	43,801.20	2,714.00	41,114.80

NOTE.—Average equity per colonist \$2055.00, or about £411.

### No. 19.

#### REMARKS ON THE FORT AMITY COLONY OF THE SALVATION ARMY IN COLORADO, UNITED STATES OF AMERICA.

1. I arrived at this Colony on the morning of the 5th April, 1905, and during that and the two following days thoroughly studied its conditions, its inhabitants, their circumstances and methods of farming.

2. Fort Amity is situated on prairie land in the Valley of the Arkansas River, not far from the dividing line between the States of Colorado and Kansas, at an elevation above sea level of about 3,500 feet. Its area is 1,760 acres, and all the soil is irrigated from the Arkansas River. The climate is extremely healthy, especially for persons with weak lungs, so there is little sickness in the place. In winter it is cold, and in summer rather hot, while in April, just at the commencement of spring, the air is fresh and bracing, and features of the district are the pleasant winds that draw across it, and the intense blueness of the sky.

3. Viewed from the rising ground to the north, Fort Amity consists of a considerable number of dwellings, mostly built of wood, but in some cases of limestone, of a good quality when properly weathered, that is quarried in the neighbourhood. Near to the station, for the Atchison, Topeka and Santa Fe Railway runs through the Colony, is the townsite, where various stores are springing up, which stores, by the way, I am informed last year turned over \$200,000, or £40,000, and paid to the railway \$50,000, or £10,000 in freight.

4. Before the beginning of its settlement by the Salvation Army, there was but one house on all this land. Now there must be quite sixty.

5. The history of the Colony is, in some respects, unfortunate. It was purchased in 1898 from the Amity Land and Irrigation Company for the sum of \$47,000, or about £9,500. None of the purchase price was paid down, as the Salvation Army



had not sufficient funds in hand at the time, and they still owe about \$20,000, or £4,000 under this head.

6. The land having been bought, families were by degrees imported, for the most part from Chicago or other cities, and settled upon twenty acre lots. Hardly any of these settlers possessed capital; indeed, in many instances the Salvation Army was obliged to pay the cost of their transportation to their future homes. Moreover, few of them had experience in agriculture, although certain men with such experience were selected for their instruction in that art, and to this end placed among them as colonists.

7. At the present moment there are upon the Colony 38 settlers, of whom six are "renters," or tenants. Since the inauguration of the venture, 16 or 18 families have left; some because they were not satisfied with the results; some because they found a rural life distasteful; some because of ill-health, and some because they thought that they could do better elsewhere. The Salvation Army, however, incurred no pecuniary loss through the departure of these colonists.

8. Of the remainder, it may be said, that, taking their class and resources into consideration, they have almost without exception prospered well, as will be seen by reference to the individual statements and accounts hereto annexed.

9. Had these men remained in their various situations in the cities it seems probable, if we may argue from what they achieved in the past, that, although they might have continued to make a living, they would not have put by any money. As it is, however, at the present moment, the total value of their equity—(that is of all their possessions and interests over their liabilities to the Salvation Army and others)—appears to be by the sworn accounts furnished me, over \$37,000, say, £7,400, or, roughly speaking, more than £200 per head. This cannot be considered as other than a very satisfactory result, if looked at from the point of view of the settlers. Indeed, this appears to be their own opinion.

10. When we turn, however, to the position of the Salvation Army, as regards the Amity Colony, the matter is different. In this case, reference to the accounts and to the statements of its officers, will show that it has made a net and unrecoverable loss of \$23,111, or about £4,600. It should be noticed, however, that a great proportion of this loss is due to the Army's somewhat rash attempt to carry on so extensive a venture without cash resources, and by means of capital borrowed at the high rate of interest of 5 or 6 per cent. Had the money been borrowed at, say, 3½ per cent., much of the loss would vanish.

11. Further, it would seem that the Salvation Army has made the error of not charging the colonists a sufficiently high price for the land, and of not taking into consideration many expenses connected with that land, which it has been unable to ask its settlers to reimburse. In short, it has bought its experience at a cost of under £5,000, which, when everything connected with the place, and the difficulties that it has been called upon to encounter, is considered, I do not, however, hold to be a great sum in view of the results achieved.

12. Broadly stated, these results may be said to include the turning of a block of waste prairie land into a prosperous settlement, where a population of about 275 persons are living in happiness, health, and comfort, with a good prospect of becoming entirely independent and, in sundry instances, comparatively wealthy.

13. I will go further and add that when the circumstances are borne in mind, it seems to me remarkable that the loss, which has almost certainly reached its climax, has not been greater.

14. To begin with, for such land the price, which averaged about £5 per acre, was high, since it must be remembered that the soil was utterly unimproved, being mere naked prairie.

15. Also I am of opinion that, rich as it may be, it is not eminently suited to the purposes of colonization, since much accurate levelling was required to get the water on to it, and the character of the sod, or turf, is very tough and hard to subdue. Indeed, it takes several years to make it really productive, although now almost every sort of crop and stock are raised upon it; also apiculture is practised, and with it poultry rearing.

16. Further, although this was not foreseen at first, Alkalies, or natural salts, have manifested themselves in many places, which Alkali can only be got rid of by deep draining—sometimes with tiles—a very costly process in America. Then the district is quite devoid of lumber, with the result that every fence, pole, or bit of timber for building must be bought at great expense.



17. Yet all these troubles have been, or are still in course of being surmounted, at a cost of a net loss to the originators of the enterprise of under £5,000, including interest payable on the money borrowed to enable them to carry it out. On the whole, therefore, these results cannot be thought unsatisfactory.

18. To turn to the more pleasing side of the picture, where seven years ago there was a waste may now be seen the homes and the population that I have already mentioned; intelligent children, whose appearance shows health such as I have not noticed in American cities, being educated in well-built schools, and all the beginnings of a country town.

19. Thus, I inspected a post office, a blacksmith's shop, a grain store, a drug store, two meat markets or butchers, a drapery store, a hardware store, where everything is sold from agricultural implements down, a grocery store, kept by one of the pioneer colonists, a local bank, known as the Bank of Amity, which was started with a capital of \$5,000, put up by the colonists and others, and is doing well, a "Mail-order" house, where everything may be obtained at the price marked in a printed catalogue, which is stocked with £1,200 worth of goods, a newspaper office, a barber's shop and so forth.

20. In another place is a large sanatorium, capable of accommodating 40 or 50 patients, that is to be used for consumptives, who benefit greatly by this healthy air, though whether it is wise to introduce sufferers from tuberculosis into an agricultural settlement is a question which I will not argue.

21. Further, the land which produced nothing but Buffalo grass, now rears cattle, horses, and sheep, and bears many kinds of crops, including Kaffir corn, fruits and vegetables, the famous Canteloupe melons, and, notably, sugar-beet, that, owing to the presence of a factory which is in course of erection in the neighbourhood, is becoming the safest and most remunerative crop in the district.

Such, in brief, are the results of the establishment of the Amity Colony.

22. I submit that the lesson to be learned from it is one of great importance. It shows that unskilled and untrained persons can be taken from towns, put upon land and thrive there, even when that land is of a nature not very suitable to such settlements. That this should have been demonstrated at the cost of a loss of £5,000 incurred purely through mistakes and inexperience is, in my opinion, a great and remarkable gain.

23. In concluding these Remarks I wish to allude to the spirit of mutual friendliness which evidently animates the colonists of Fort Amity.

24. Never have I seen such a spirit more clearly and happily demonstrated than I did at a village feast, or banquet, which was given in my honour in the principal school-house of the Colony. At this festivity were gathered some 250 people, in fact, every person who could possibly attend. Some of these made speeches; among them a woman, who was one of the first comers, and an ex-constable of the London Metropolitan Police, who is now a colonist here, and has recently been elected to the important post of Sheriff of the County.

25. All these speeches were dominated by two notes: that of the complete contentment of the speakers with their lot, and that of their affectionate regard for their fellow colonists, and for the Salvation Army, which had enabled them to attain to their present positions. That these sentiments were by no means individual to the speakers was clear also from the loud and hearty cheers wherewith they were greeted by the audience.

26. At this feast an address of welcome was presented to my daughter and myself by some of the leading colonists, on behalf of the entire community, and when read was received with much applause, thus showing that it expressed the views of all present. I will quote a short passage from it, since it demonstrates that the colonists are not afraid of formally setting down their opinions as to the benefits which they have received, and that others are likely to receive to whom similar advantages are offered, from such a scheme of land settlement as is in force at Fort Amity.

"We hope that what you have seen with your own eyes and what you have heard from our lips, also the figures which we have given you of our standing and condition before coming here, and our standing of to-day with your own influence and your own personality, will have such effect in interesting capital in similar enterprises as will result in an almost universal application of this plan.



"We would like the benefits which we—our families and children—are receiving, to be extended to the thousands who have been longing and praying for such a chance."

27. I do not know that I can end my Remarks better than with these words, which clearly demonstrate how the whole matter is regarded by those chiefly interested in it, namely, folk, who, having been taken from a life of hard and prospectless labour in the cities, are now happy and well-to-do householders and owners of land.

H. RIDER HAGGARD,  
Commissioner.

No. 20.

### FORT AMITY COLONY.

#### NOTES OF AN INTERVIEW BETWEEN COMMISSIONER H. RIDER HAGGARD AND VARIOUS OFFICERS OF THE SALVATION ARMY.

APRIL 5, 1905.

Before starting to inspect the Colony the following conversation took place. The names of the persons present are as follows, viz.: Commander Booth Tucker, Commissioner Kilbey, Colonel Holland, Staff-Captain Hamon, Staff-Captain Durand, Miss Angela R. Haggard, and Mr. Harry Wright.

The interview was opened by the Commissioner who asked Commander Booth Tucker the following question:—

Q. Will you please tell me the history of this Colony? Set out what you all honestly believe to be its present condition and its future prospects.

A. Commander Booth Tucker: This Colony was founded in 1898. It will be the seventh anniversary on the 18th of this month (April). The choice of the land was preceded by a good deal of preliminary enquiry. The plan to "put the waste labour on the waste land by means of the waste capital and thus convert this trinity of waste into a unity of production" seemed to strike home to the people as a possible and feasible one. This alludes to the American public in general. As a result we were invited by the Santa Fé Railroad Company to inspect lands for settlement along their lines. We travelled from Chicago as far as Arizona, inspecting different tracts of land, and the Railway Company highly recommended this particular tract to us. We knew they had means of information which were not at our disposal, and that we could thoroughly rely upon the President, Mr. Ripley, and some of the other officials, who were personal friends of the Army, to watch our interests and see that we had a good selection of land. We also had experts from Rocky Ford, Colorado, to test the land, &c. Even after we had the recommendation of the Railway, we had the land inspected by agricultural experts. In addition, a tract of 70,000 acres was owned by the Amity Land and Irrigation Company, a powerful and reputable Company, with its headquarters in New York, who were prepared to offer us easy terms of payment, and as I was a great believer in irrigation, from my knowledge of it in India, and wanted to see a Colony formed on an irrigated tract of land, and this particular Company had already put in their irrigation works, so that the land was, in a sense, ready, everything was there.

Q. I understand it was bare and unimproved prairie?

A. Commander Booth Tucker: Yes; we had the chance of choosing between the upland and what is now the Colony land. The point that influenced us in the preference of this land was the abundance of the water supply. First we had a good ditch with an abundant flow, which had never been known to fail. Second, we had an underflow about ten feet from the surface, which was available for cattle and ordinary household purposes; not good for drinking, but good for other purposes, and which was also limitless. Further, we had an artesian supply of pure water, at a depth of from 200 to 400 feet.

Q. Therefore you had three separate supplies?

A. Commander Booth Tucker: Yes; our water supply was absolutely safe. So we bought this land. We bought it on time payments; one section of 640 acres, which we increased afterwards to 1,760 acres.



Q. What price did you pay?

A. Commander Booth Tucker: The first cash purchase price was \$20 (say, £4) per acre, and the last was \$27.50 (say, £5 10s.) per acre.

Q. What have you done in the way of paying off that purchase price?

A. Commander Booth Tucker: The first portion we have paid for entirely. The total price amounted to \$47,000 (say, £9,500). We still owe about \$20,000 (say, £4,000).

Q. Are you keeping up the payments?

A. Commander Booth Tucker: Yes; we are paying our instalments regularly. They amount to a little over \$3,000 annually.

Q. When do you expect to make your last payment?

A. Commander Booth Tucker: The last payment will be made within six or seven years.

Q. What steps did you take towards settling?

A. Commander Booth Tucker: Most of the first batch of 14 families were selected in Chicago. It was a time of great financial distress in that city. We selected a number of good desirable families.

Q. What do you mean, Commander Booth Tucker, by good desirable families?

A. Commander Booth Tucker: They were all family men, with two exceptions, with nice families, really worthy of assistance, and they have answered our expectations.

Q. Were they in narrow circumstances when you selected them?

A. Colonel Holland: We had to pay the transportation expenses of every family, save one, and in some instances even to pay for food which they consumed on the journey. But they were all worthy poor.

Q. Were they of the same class as we find in our cities in England?

A. Commander Booth Tucker: Yes; of the same class as there are in our English cities.

Q. Were these people agriculturists, or in any way connected with the land, or typical city dwellers?

A. Colonel Holland: They were all taken from the city. With the exception of about five heads of families, they had either been on farms or worked on farms in the past. But at the time they were taken, they were city dwellers, and had been so for some time. As regards the other heads of families, they had no agricultural experience.

I should add that there are now 38 farmers, including six renters or tenants.

Q. Well, as regards the balance, what were they?

A. Colonel Holland: Several of these latter importations were labourers, representing almost all classes of city labour, such as street car conductors, warehousemen, wagon drivers, and two or three were town carpenters.

Q. Then I take it, gentlemen, that practically this Colony is formed of folk from the city?

A. Colonel Holland: Almost entirely, with the exception of a few experienced men who were sandwiched in as "pace-setters" and "examples."

Q. Where did those examples come from?

A. Colonel Holland: Two or three were picked up in this particular district; the others from various States in the Middle-west.

Q. Will you kindly tell me, Colonel Holland, what happened after you got your population on the land?

A. Colonel Holland: I had better begin my answer to your question by saying that we made a mistake in not having the land broken up and under process of cultivation before we placed these inexperienced persons on it, for the reason that, as Commander Booth Tucker has explained, we located on bottom land, covered by a heavy native sod, which took almost three years to pulverize and sweeten. The first year was, in consequence, devoted to breaking up land, building houses, and constructing irrigation ditches, instead of engaging in the actual work of raising crops.

Q. How were your people maintained during this period of preparation.

A. Colonel Holland: Not having land capable of profitable cultivation, and having to engage in the work I have described, consisting of land-breaking, building, ditch-making, &c., it was necessary for us to maintain the families during this period by means of cash loans, to be repaid, which loans averaged in amount to from \$2 to \$4 per family per week, and were, you will understand, charged against them.



By the beginning of the second season our land, while not in a good condition for the growing of crops, had been so worked upon by our colonists as to be in fair tilth and condition, and reasonable crops were obtained that year as a result. During this period more colonists were imported. By this time we found it possible to discontinue the maintenance loans, already referred to, and until they realized upon their next crop, our people were able to maintain themselves by such labour as they could procure off their farms, either for the Army or for others who were willing to pay them. But all work done by the colonists on his own holding and for his own benefit was unremunerated, nor were any further loans made to such parties, except under circumstances so special that I need not enter into them.

Q. That about covers the situation. Now I want you to tell me what have been the results. How are these colonists doing?

A. Colonel Holland: From the period referred to until the present time, our settlers have been, generally speaking, self-supporting. That is to say, they have been able to maintain their families without the aid of loans, and have, moreover, during this time, added considerably to their own holdings, in the shape of buildings and other improvements and in the accumulation of stock, some of which, as you will see from their individual statements, is considerable. They met with a difficulty, however, in the matter of Alkali, which began to appear in certain parts after the land had been put under thorough cultivation, which difficulty, however, is still being dealt with by means of drainage and will, we believe, be entirely mastered.

Q. Are the colonists then now in a prosperous condition generally? Have any of them failed and departed? If so, how many?

A. Colonel Holland: As I have pointed out, prosperity has been very much retarded owing to the causes given, but, as already stated, our people are self-supporting. They are making some payments on their places, improving their buildings, dealing with this excessive moisture and Alkali condition, and are very confident that each year will see them in a more prosperous state. They are certainly in a more flourishing condition than ever they would have been had they remained in the city, where they would have been the recipients of a living wage only, provided they could still continue to earn it. Here they have not only lived—better probably than they would have lived in the city—but most of them have acquired substantial proprietary interests in their holdings, which are destined to increase from year to year. I think I can say, therefore, that they are in a comparatively prosperous condition.

With reference to the second head of your question, I would say, yes; some of them failed. That is to say they have not been satisfied with the results they were obtaining, and 16 or 18 families have moved away. Of course, there have been various causes leading up to this, but since they are not now on the ground, I suppose you would consider them as failures. It should be understood, however, that they have not all departed because they could not get a living out of the land. Two or three of them left because of ill-health, either on the part of the men or members of their family, and some of them thought they could do better elsewhere as farmers. Let me illustrate:

A number of our colonists were Canadians by birth, and with the opening up of free land in the Canadian North-west, several of our families moved away there. In one or two other cases, men who were mechanics, took up small agricultural holdings near large towns, in which they supposed they could get some employment at their trades.

Q. Did those persons who left the Colony satisfy their indebtedness to you before they departed?

A. Colonel Holland: In almost every case they did, either by payment or by improvements, which they transferred to us at an appraised value, or by the sale of their holdings to other persons. In fact, in a number of instances our settlers moved away with considerable money as a result of their occupation of holdings here. I may add that we found no difficulty in filling the places of those who departed by other settlers. In fact, the departing colonist himself usually succeeded without trouble in finding a purchaser for what rights he had in his holding. I may also add that instead of finding it difficult to get colonists to occupy each vacant allotment, we are simply inundated with applications from the most desirable of people, who plead with us to give them a chance to acquire a home in the country.

Staff-Captain Durand (Manager of Fort Amity Colony).



At the present moment every acre of land fit for cultivation is occupied by the colonists, or renters, for I should explain to you our system is to sell 20 acres to the individual and to allow him to rent another 20.

I should like to say here that our principal reason for renting out a portion of the land is, that it may be gotten into suitable condition to sell to a permanent settler.

Colonel Holland: I should like to explain that here our conditions are peculiar, for, as Commander Booth Tucker pointed out, that in order to obtain the benefits of a sure water supply, we located on bottom land, which very much retarded our progress at the start and has been the cause of the Alkali conditions already referred to. In future experiments of this nature we should be careful to select land that would drain itself naturally and whose sod would lend itself to subjugation the first year.

Speaking generally, I may say that as a purely land-selling proposition, our whole transaction in connection with this Colony would produce a handsome margin over all liabilities, that is including interest, taxes and water assessments. In fact, there has been such an appreciation in the value of our holdings by reason of the improvements thereon and the general settlement of the district, that most of the land which we and the colonists possess would sell for twice what we paid for it.

Q. Now, Commander, I want you and Colonel Holland to tell me if you are satisfied on the whole with your experiment, and whether you consider that this experiment could be applied on a large scale, and if so, under what conditions?

A. Commander Booth Tucker: I am more than ever satisfied as to the soundness of the general principles and am certain that they can be applied to any extent should the necessary capital be available. I consider it to be a sound business proposition.

Q. As a sound business proposition?

A. Commander Booth Tucker: Yes; as a sound business proposition. We have learned by the mistakes we have made to avoid them in the future. For instance, we have found that it was absolutely necessary to have a sufficiency of capital at the outset and not to depend upon raising it as we went along.

Q. Is the Salvation Army sufficiently satisfied with these experiments to be willing, in the event of the provision of such capital, to undertake its application in the direction of selecting suitable persons to place upon the land and to undertake the management of such settlements on a large scale?

A. Commander Booth Tucker: I think we could now safely do it. The experience of this last seven years has furnished us with the qualified managers for such an undertaking, which is, perhaps, one of the most necessary conditions of success.

Q. You say you could safely do it. Would you, or rather the Salvation Army, be prepared to do it?

A. Commander Booth Tucker: Yes; to any extent. Land is abundant throughout the world. The people of the cities are hungering for the opportunity of getting at it. They only want leadership and business management. The only requisite that I see that is absolutely not to be gotten over is a supply of the necessary capital. Our experience goes to show that the man without money makes a better average colonist and a better average settler than the man with money, and it seems to me a radical mistake that this and other countries should confine their settlements to the man with money, and ignore the man whose capital consists of brain and muscle, but who can be turned into a prosperous "home owner." I suppose, Mr. Commissioner, that the average "equity" of the settlers on this Colony, after paying all that is due from them, lies between \$500 and \$3,000. Of course, some have much more than others, as a result of their superior intelligence, powers of work or good fortune. For instance, a man I was talking to on this Colony yesterday said to me: "I suppose I am worth \$5,000. Now it is calculated that the most a working man can lay aside in the city is about \$100 per year, and not more than one in thirty can do that. Whereas, after seven years on this Colony, I have earned \$5,000, not all of it, it is true, out of the land, but out of ventures connected with my holdings on the land. I had not a dollar when I came here."

Colonel Holland: Further answering your question, Mr. Commissioner, as to the practicability of our plan for the settlement of poor people on the land, I would like to say that I don't think the degree of success that we have met with at Amity should



be taken as any criterion of what would be possible under such conditions as I know are available in different parts of the world. It is my emphatic opinion that the industry and intelligence manifested by our settlers here has been such as would have produced triumphant success in nine out of every ten Colonies undertaken under more favourable conditions.

(As the figures and information necessary to satisfy the Commissioner were not forthcoming at the time, and had to be got out, the inquiry was here adjourned till the next day, when the same persons were present, and the following questions were put, and the answers to them given.)

Q. What do you consider to be the present financial condition of the Colony?

A. Staff-Captain Hamon: The present financial position of the Colony, as regards the Salvation Army, shows a net loss of \$23,111.50 (or about £4,600), which loss must be written off. It should be observed, however, that the said loss includes interest to the amount of \$25,162, paid by the Salvation Army on loans contracted at the rate of five and six per cent., as the Salvation Army began to run this Colony without any cash capital.

Q. Are you solvent?

A. Staff-Captain Hamon: As regards the matter of our solvency, taking this Colony individually, the Army has lost the sum which I have quoted; in short, it has paid between £4,000 and £5,000 for its experience, spread over seven years, and including every sort of charge, foreseen and unforeseen. With that experience thus obtained, such loss would be scarcely likely to recur in any subsequent experiment, especially as we have had to meet many unforeseen conditions, such as Alkali, and also certain seasons of great difficulty, including heavy hail storms, a total crop failure in one season and a flood in another.

Q. In the event of a sale, would there be back in your pockets everything you have spent?

A. Commander Booth Tucker: As regards your question, in the event of a sale, supposing the colonists' proportion to be deducted and only the equity of the Salvation Army to be sold, we should lose the above stated amount, that is between £4,000 and £5,000; but if our equity in the colonists' property should be included, we should then stand to have a surplus of assets over liabilities to the amount of \$15,026.99, or roughly speaking £3,000. In this is not included any increased valuation for the town-site, where land has been selling at the rate of from \$600 to \$3,000 per acre.

Q. Would the colonists receive all they have spent?

A. Staff-Captain Durand: Yes; and in addition \$37,943.77 (say, £7,588).

Q. Would there be anything over, either in your pocket or in that of the colonists?

A. Staff-Captain Hamon: I have already answered this question. There would be a loss to us of between £4,000 and £5,000, and a gain to the colonists of \$37,943.77 (or £7,588).

Q. Now what did you really pay for the land?

A. Staff-Captain Hamon: We paid for the land \$47,000 (or £9,400).

Q. What are its present values and what are those of the improvements thereon?

A. Staff-Captain Hamon: The present values, with improvements thereon, as per sworn appraisement, amount to \$154,775. The Sanatorium building is not included in these figures, either as regards prime cost or as regards present values, except as regards the site.

Q. What would the settlement fetch as a "going" concern?

A. Staff-Captain Hamon: I cannot answer that question. We can only rely upon the appraiser's valuations, which, however, to the best of our knowledge and experience we believe to be quite correct, and, indeed, very conservative.

Q. Have you obtained outside valuations?

A. Staff-Captain Hamon: Yes; we hand you herewith the valuations, attested by a reliable appraiser, who, I believe, has given a very conservative estimate.

Q. The Commissioner to Commander Booth Tucker: Does not the fact that you have lost £4,000, while the colonists are already between £7,000 and £8,000 in pocket over and above their liabilities, suggest to you that you must have sold the land to those colonists at too low a figure, and without making sufficient allowance for further expenses which you would be called upon to incur in connection with such land?



A. Commander Booth Tucker: I think that it not only suggests this, it proves it. This was one of our errors of judgment for which we must pay. It is not likely to occur again.

H. RIDER HAGGARD,  
Commissioner.

F. BOOTH TUCKER.  
JAMES H. DURAND.  
ALFRED HAMON.  
THOMAS HOLLAND.

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No. 21.

INTERVIEWS WITH COLONISTS AT FORT AMITY COLONY,

APRIL 5, 6, 7, 1905.

L. A. DOBLE.

Valuation	...	...	...	\$2,925.00 (or about)	£585
Amount owing Salvation Army and others	...	...	...	2,038.72	„ 407
Equity	...	...	...	\$886.28	„ £178

I have been here three years. Came from Sioux City, Nebraska. I was a tinsmith. All I had was \$10 when I arrived. I took a twenty acre lot. I have made a living and more since I came here. The land was rough, and I had buildings to put up. The Army advanced me the money to do this. I have not been able to pay the Army anything off land or money advanced. I have been putting all money made into improvements and stock. I would not like to sell my place, and would not care to put a price upon it. My equity shows \$997.28, but I shouldn't like to take twice that amount. I have been raising sugar beets, but, principally, dairying. I sell the sugar beets to the factory. I am glad I came here. Am better satisfied than I have been in any other place. Have been a great deal in this and other countries, and find great advantages here. The Army's arrangements have been of great benefit and assistance to me. I could never have done what I have without that organization. I expect to commence paying the Army for loans as soon as I get my dairy put in proper shape. I have 48 head of cattle.

NOTE.—Mr. Doble seems a very well educated and intelligent man.—H. R. H.

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W. J. GRINDROD:

Valuation	...	...	...	\$2,660.000 (or about)	£532
Amount owing Salvation Army and others	...	...	...	2,357.00	„ 471
Equity	...	...	...	\$303.00	„ £61

I came from St. Joseph, Missouri, one year ago. Am married, with seven children. I was working in a packing house. Had no capital when I came to Amity. I only just earned a living when I was working in St. Joseph, and thought I should like to try something else. Have been stock raising since I married. I have 15 milk cows, 7 yearlings, 8 spring calves, 6 horses, 9 hogs, 40 chickens. I am farming 108 acres—20 bought and 88 rented. I am going to put 20 acres in beets this year. Am satisfied with the outlook. Am glad I came out of the city, and shall soon be able to pay off what I am owing.



## O. M. PRINGLE:

Valuation	...	...	...	...	\$2,475.00 (or about)	£495
Amount owing Salvation Army and others	...	...	...	...	1,185.88	„ 237
Equity	...	...	...	...	\$1,289.12	„ £258

I have been here three years, but have only had two seasons on farm. Am married and have three children. I came from Hennessey, Oklahoma territory. I was a land agent in that town. I had a capital of \$1,700. I only owe money on land to Army. I put up my own buildings and own my own stock. I am a gardener and fruit raiser, and was put on this Colony to instruct others. Have made a living on the place. Am glad I came, and I look forward to making a success on the place. I have 4 horses, 4 milk cows, and 6 calves. At present I am making a living by sale of cream and eggs. My land is not in order yet. I am farming about 50 acres, 20 of which I have bought, and 30 I am renting from the Army. I rent on the share crop system.

## S. INMAN:

Valuation	...	...	...	...	\$2,522.00 (or about)	£504
Amount owing Salvation Army and others	...	...	...	...	1,954.10	„ 390
Equity	...	...	...	...	\$567.90	„ £114

Have been here about four years. Am married and have a wife and five children. I am from North-East Kansas. Was farming before I came to Amity. Had no capital when I arrived here, but had a little stock. Have been making a living since I came here, but have not been able to pay much off my land. I am not sorry I came. I like the climate. I reckon my prospects fully as good as they were in Kansas.

## GEORGE NICOL:

Valuation	...	...	...	...	\$2,498.00 (or about)	£499
Amount owing Salvation Army and others	...	...	...	...	1,841.40	„ 368
Equity	...	...	...	...	\$656.60	„ £131

I have been here nearly five years. Am married and have four children. Was a carpenter in Chicago before coming here. I only had \$25 when I came. Have not done a great deal in farming since I came; have been building my house, which is a very nice one, and getting my stock, &c. Have not paid any cash on account of money owing the Army, but, have done a great deal of work which has been credited to me. Prospects are very good now, and we expect to do well in the future.

I am putting in 25 acres of beets this year, and three acres of canteloupes. Am very glad I came here. I think I should have made a mistake had I not done so. I came from Glasgow to this country.

## D. COKER:

Valuation	...	...	...	...	\$3,540.00 (or about)	£708
Amount owing Salvation Army and others	...	...	...	...	1,326.67	„ 265
Equity	...	...	...	...	\$2,213.33	„ £443

I have been here seven years. Am a married man with seven children. I came from Chicago and was a painter. I came here to try and get a home of my



own. I had \$13 capital when I arrived. I have done pretty fairly here. Have made some payments to the Army. Am very glad I came, and am looking forward to doing well. I run a little restaurant and boarding house as well as my farm. We have been injured a great deal through alkali on our land. Have four head of cattle and two horses. Notwithstanding a run of hard luck have done very well, and am glad I came here.

NOTE.—This man had no knowledge whatever of agriculture or farming when he came here.—H. R. H.

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CHARLES BARKMAN:

Valuation	...	...	...	...	\$2,435.00 (or about)	£487
Amount owing Salvation Army and others	...	...	...	...	1,914.41	„ 382
Equity	...	...	...	...	\$520.59	„ £105

I have been here six years. Came from Kansas City, where I was engaged in butter and cheese selling. I had no capital when I arrived. The reason I came was because I wanted to get out of the city. I am a married man with five children. I have done as well as I could expect here, having been unfortunate in getting allotted to me the worst land on the Colony. The land has been greatly improved through draining. I think I am all right now. My farm did well last year, and I am well satisfied. I have 32 head of cattle and 6 head of horses. I have not paid much to the Army, but I figure my increased stock meets it all. Had my land been drained the same as it is now, I could have made all my payments. I am very glad, indeed, I came here. I had a rather discouraging time when I first came here, owing to my farm not being properly drained, but, now it is all right, and I figure I have got a good promising place. I go in for raising cattle, which, I think, pays better than dairying.

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J. A. ZIEGLER:

Valuation	...	...	...	...	\$3,405.00 (or about)	£681
Amount owing Salvation Army and others	...	...	...	...	2,182.00	„ 436
Equity	...	...	...	...	\$1,223.00	„ £245

I have been here three years. Am married and have three children. Came from Sioux City, Iowa. Had charge of a section in a grocery store. Had been there ten years. I came here to visit my father; liked the place; found the climate was good for me; and stayed on. Had \$125 before buying my ticket here. Am well satisfied with the Colony. Have 45 head of cattle and 10 horses. Have paid small amount to the Army off stock. Have been holding my cattle, as last year they were bringing bad prices; shall do better this year. Have got a good crop of wheat, and everything looks very promising. Am very glad I came here. Have got a good bunch of cows and doing very well. Would not like a position as grocery clerk again on any account as prospects, I consider, are very bright here.

NOTE.—This man, it will be seen, has been 10 years in a grocery store, and had saved \$125. He has been two years on the Colony, and his equity is valued at \$1,222.46.—H. R. H.

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ERIK ERICKSON:

Valuation	...	...	...	...	\$2,495.00 (or about)	£499
Amount owing Salvation Army and others	...	...	...	...	1,911.78	„ 382
Equity	...	...	...	...	\$583.22	„ £117

I have been here seven years. am married, and have two children. Have done quite as well as I could expect. Brought \$25 capital. Was a street car conductor



in Chicago before coming to Amity. I came here because I could see no future before me. My specialities have been beets, alfalfa and stock. Have 20 head of cattle and 4 horses. Am farming 80 acres, 20 purchased and 60 rented, payments being made in kind, one-seventh of sugar beet crop and one-half alfalfa. I reckon I am \$682 ahead of all my liabilities; meanwhile I have lived well and enjoyed good health. Am glad I undertook this venture. I look forward to paying all I owe, and making a success of life. I reckon this Colony Scheme is the only one possible for men like me. It gave me an opportunity to start and I am thankful for it.

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JOHN DAVEY:

Valuation	...	...	...	...	\$2,985.00 (or about)	£597
Amount owing Salvation Army and others	...	...	...	...	904.28	„ 181
Equity	...	...	...	...	\$2,080.72	„ £416

I have been at Amity for four years as a colonist. Was a Salvation Army Officer for three years before that. I am married and have one child. Had no capital. I have been doing very well. My specialities have been beets and alfalfa. Have paid Army \$500 off the amount I borrowed. Have had an offer of \$2,000 for my place alone, without stock. I owe the Army \$900. I am well satisfied with my position here, and shall soon be able to pay the Army off what I owe.

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WILLIAM SACHTLER:

Valuation	...	...	...	...	\$2,270.00 (or about)	£454
Amount owing Salvation Army and others	...	...	...	...	2,285.91	„ 457
Minus	...	...	...	...	\$15.91	„ £3

I have been on the Colony two years. Was an iron moulder before I came here from South Norwalk, Connecticut. Had \$25 when I came here. Have wife and six children. I came here through offer of the Salvation Army. Have been doing pretty well. Have not paid Army anything in cash, but have done considerable work, which has been credited to my account. Have built a nice house of stone, which I would not sell for \$1,100. I borrowed \$350 from Army to build it. Am quite satisfied with the Colony and glad I came. My specialities are beets and canteloupes. I think the outlook bright.

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J. H. NEWMAN:

Valuation	...	...	...	...	\$7,530.00 (or about)	£1,506
Amount owing Salvation Army and others	...	...	...	...	2,223.00	„ 444
Equity	...	...	...	...	\$5,307.00	„ £1,062

I have been here seven years, am married and have four children. I was a carpenter in Chicago before coming to Amity. I had no capital, none whatever, although I received \$50 for work done in Chicago some time after I came to Amity. I have done very well here. It is claimed that a labouring man in the States cannot put away under the best circumstances more than \$100 per year. I have cleared in seven years \$4,000 at least, so I think I have done very well indeed. I have paid a good deal of my indebtedness back to the Army. I am a little behind owing to a failure of crops two years ago, which made it impossible for farmers to pay me accounts in connection with a little hardware business I run as well as my farm. I am very glad I came here. I think it is a grand opening for a poor man.

NOTE.—Mr. Newman is a highly respectable and intelligent man; indeed, I should say a person of ability.—H. R. H.

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## ROBERT FREWING:

Valuation	...	...	...	...	\$2,615.00 (or about)	£523
Amount owing Salvation Army and others	...	...	...	...	1,618.00	„ 323
Equity	...	...	...	...	\$997.00	„ £200

(Robert Frewing being absent, his son was interviewed.)

I am the son of Robert Frewing—23 years old. I came here with my father seven years ago. He was a plasterer in Chicago. There were seven of us—five children—with mother and father. Father has done very nicely here. We have not paid much back to the Army in cash, but have considerable credits for work done for the organization. We value our place at \$2,500, and owe the Army \$1,600. We are going to raise ten acres of beets this year. I personally have ten head of cattle. I farm with my father. Am very happy here, and so are father and mother. It is nicer than living in Chicago. I like it better.

NOTE.—A very bright and intelligent young man with a pleasant face and frank eyes.—H. R. H.

## CHAS. B. GAYLORD:

Valuation	...	...	...	...	\$2,220.00 (or about)	£444
Amount owing Salvation Army and others	...	...	...	...	1,555.000	„ 311
Equity	...	...	...	...	\$665.00	„ £133

I came here from Chicago, where I was engaged as a car conductor. I had no capital. Had worked for years in the city, but had saved nothing. I have a wife and three children, and my brother also lives with me. I came here as I was anxious to try to secure a home of my own, and besides, I wanted to start the bee industry, of which I had had some knowledge as an amateur. I find it pleasant here, and the prospects very bright. I intend making a speciality of bee culture, but shall do farming as well. Am putting in ten acres of beet, the rest in other crops, but beets and bees will be the principal things I shall give my attention to. I am sure I shall be able to pay the Army all I owe in half the time allowed, namely, six years.

I have had a short experience here, and am more than satisfied with my venture. I hope to bring my family up here and become a permanent settler. I want nothing better than this, I am well satisfied with my lot, and am very happy. My wife found it trying at first being so far from her friends, but is now quite contented, and as happy as I am.

NOTE.—This man seems particularly happy and a bright and intelligent fellow. He has had a very good education, and in his early days had three years' experience in a medical college. He had not the finances to go through.—H. R. H.

## G. PRIEBE:

Valuation	...	...	...	...	\$2,295.00 (or about)	£459
Amount owing Salvation Army and others	...	...	...	...	2,477.00	„ 495
Minus	...	...	...	...	\$182.00	„ £36

I have been here four and one-half years. Came from Ohio, where I was a Salvation Army Officer. Previous to that I was working in a garden, at general gardening work. I had only \$3 when I came here with my wife and three children. I have not done very well as I had a serious set back with the alkali. With the draining that we are doing on the Colony things are sure to be improved greatly, I fancy. I have no equity in my land, &c., after meeting my



liabilities. If I had not been unfortunate with the alkali I should have done very well. I am afraid I cannot pay the Army in the twelve year limit, but believe I can in twenty years.

The prospects are better and the future looks brighter for everybody here.

I have two milk cows, three yearlings, and seven heifer calves, one horse and four colts.

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GEORGE WAIDNER:

Valuation	...	...	...	...	\$2,080.00 (or about)	£416
Amount owing Salvation Army and others	...	...	...	...	2,353.00	„ 470
Minus	...	...	...	...	\$273.00	„ £54

I came here four years ago from Baltimore, Maryland, where I was working as a packer in a provision house. I had no capital; had to borrow the money from the Army to come. I have one child and my mother-in-law lives with me. I have paid the Army a little of my indebtedness, but not as much as I should. I expect to do much better in the future, as I am getting my land into better condition. It has been a rather hard proposition. I am putting in eight acres of beets, two acres of canteloupes, and ten acres in feed.

I have three cows, three horses and two calves. I am glad I came to Amity, as I find the climate so much better for my wife, who was almost an invalid before I came. She is now quite strong and well.

The prospects here are better than ever they have been. We have learned a great deal. Did not know a thing about cows or farming of any description; we can now manage very well as we understand the work. I guess my holdings are worth more than the amount I owe the Army, but I should not like to say how much.

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THOS. CLOUGHLEY:

Valuation	...	...	...	...	\$2,315.00 (or about)	£463
Amount owing Salvation Army and others	...	...	...	...	1,618.00	„ 323
Equity	...	...	...	...	\$697.00	„ £140

I have been here two months. Came from the City of Omaha, Nebraska, where I was working as an engineer. I had \$17.50 per week there, and managed by careful living to save about \$800. I, therefore, had this capital when I came to the Colony. I came here first on account of my wife's health, and second, because ever since it opened I have been anxious for a home on the Colony. I consider it a better place than a city for bringing up children, of which I have five. I believe I shall do well here, though I know I shall have to work. I have put in nine acres of spring wheat, and my intentions are to put in 15 acres of beets and about three acres of oats. I have 20 acres that I bought from the Army, and nine acres which I rent. I am glad I came here for I believe the prospects for a man with energy and willing to work are of the best. I have four head of cattle and two horses.

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JOSEPH HUGH HARGREAVES:

Valuation	...	...	...	...	\$3,185.00 (or about)	£637
Amount owing Salvation Army and others	...	...	...	...	1,831.00	„ 366
Equity	...	...	...	...	\$1,354.00	„ £271

I was an officer in active service in the Salvation Army for 21 years before I came to the Colony. The reason of my coming here was principally because of my health. I was broken down, and, in fact, was given up by both friends and



doctors. The Army suggested this place as a last resource, and I came unwillingly because I felt nothing could save me, and I would rather have remained with my friends. However, I am glad I came, for ever since the day I landed I have felt benefited, and although I know I still have the weakness in my lungs, I am yet well, and able to do pretty nearly any work my farm calls for me to do. I believe I shall live here to be a good old age.

I had no capital when I came here. The Army advanced me the car fare; in fact, everything. I owe the Army about \$1,800, and I reckon my house, stock, &c., worth at least \$3,000, and I would not want to part with it for that. I am making chickens my speciality. I have 150, all of which are doing well. I have 20 acres, which I bought from the Army, all in alfalfa and 20 rented (for part of produce), which is in beets and canteloupe. I have one of the prettiest houses on the Colony, and I am very proud of my house. I believe the future has a great share of brightness and prosperity in store for Amity.

NOTE.—I visited Mr. Hargreaves' house, which is a really excellent dwelling, and built of stone.—H. R. H.

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C. STIMSON:

All obligations paid off; value of property has not been furnished.

I have been here six years. Came from West Kansas. I was farming there, and brought with me about \$1,000. I paid for my land to the Army, all cash, which cost \$600. I put up my stone cottage myself. I consider I have done very well here, and am glad I came. There are many advantages over the place I left. There was no one living within three miles of me, whilst here I have the advantage of being on the Colony with all the company I want. I have four children, and it is a great advantage having them near a school. I do general farming, stock, beets, alfalfa, bees, chickens, &c. I am making a good living and consider I am doing fairly well, and reckon I am getting ahead every year. I have a nice cottage built with stone; barn and chicken house are also built with stone and very solid.

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W. L. STEVENS:

Valuation	...	...	...	...	\$2,540.00 (or about)	£508
Amount owing Salvation Army and others	...	...	...	...	764.00	153
Equity	...	...	...	...	\$1,776.00	£355

I was an Officer in the Salvation Army, and came here seven years ago on account of kidney trouble. I had about \$150 capital, when I landed at Amity with my wife and two children. I have done very well financially. I owe the Army now only \$400, whilst my farm, &c., are worth \$2,000. I have, therefore, an interest in the place of \$1,600. I am well satisfied with this, for considering the little or no experience I had had of irrigated land, I think I have done well. I have my 20 acres in alfalfa and wheat. Three years ago I left my farm here and returned to the Salvation Army work again, renting my place. I came back six weeks ago as I found my health was failing me again. I am better since I came back. I consider the prospects here very good, and the next two years will make a big difference in the place. The beet business will help considerably, and the land has been greatly improved recently by draining.

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T. F. McABEE:

Valuation	...	...	...	...	\$3,200.00 (or about)	£640
Amount owing Salvation Army and others	...	...	...	...	1,747.00	349
Equity	...	...	...	...	\$1,453.00	£291

I have been here seven years. I came from Alliance, Ohio, where I was working in a grocery store. I am a married man, had one child when I came, but now



have three. I had no capital when I came here; it took me all my time to meet expenses and keep out of debt. I came here to better myself, being anxious to get a home of my own. I have done really well since coming to Amity, and am glad I ever got the chance of taking a place on the Colony. I am thankful to the Salvation Army for the opportunity. I calculate my house, land and stock is worth \$3,000, while I owe the Army about \$1,700. I have six head of cattle, two horses, and one yearling. This year I am putting in 15 acres of beets, and believe I am going to do very well.

NOTE.—Mr. McAbee is an intelligent man who seems much pleased with his place, and apparently has a very happy home. His wife is a superior woman.

The appraiser in going over this colonist's property omitted to reckon the stone quarry, which is valued at \$2,000, which amount is not included in the statement shewing the financial position of the Amity colonists.

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H. W. MANNING:

Valuation	...	...	...	...	\$3,281.00 (or about)	£656
Amount owing Salvation Army and others	...	...	...	...	1,834.00	„ 367
Equity	...	...	...	...	<u>\$1,477.00</u>	<u>„ £289</u>

I have been on the Colony 18 months. I came from Alamosa, Colorado, where I was farming. I did not do very well, and having much sickness came here with my wife and ten children. I had no capital, and could not have come here were it not for the Army. I have done well in Amity. I consider my place worth \$2,500, including stock, &c. I owe the Army \$1,500 so have an equity of \$1,000 in less than two years. My specialities are beets and alfalfa. Have 12 head of cattle, four mules and three horses. I appreciate most assuredly the comradeship we have on the Colony. The prospects for the future are better than they have ever been. We have a happy, prosperous, time before us.

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ELMER E. HARRIS:

Valuation	...	...	...	...	\$2,635.00 (or about)	£527
Amount owing Salvation Army and others	...	...	...	...	1,080.00	„ 216
Equity	...	...	...	...	<u>\$1,555.00</u>	<u>„ £311</u>

I came here six years ago from Cotton Wood Falls, Kansas, where I was engaged in farming, working on my father's place. I left Cotton Wood Falls with my team intending to do freighting, &c., in the mountains. In passing through Amity I met someone with whom I was acquainted, and was induced to take up an allotment. I have been doing general farming, and have been very successful. I had no capital when I came here. All the cash I had was \$1.50, although I had my team and waggon. I have paid the Army about \$800 on land and stock, but yet owe them \$1,094. My farm, stock, &c., I consider worth at least \$3,000, so that I have made in the six years \$2,000 clear. My land has recently been appraised at \$100 per acre, but I would not like to take that amount for it. I am glad I came here for I have learned things about farming that I never knew before, and I believe I would make a success if I took a settlement in Siberia.

I have 19 head of cattle, three mules and one colt. When the drainage in progress is finished it will make a great improvement, and the prospects should be very bright here. Personally I am doing well. I believe my next two crops of alfalfa, seed, and hay will enable me to clear off the balance owing the Army with all interest.

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## BENJAMIN MORRIS:

(Renter.)

I have been here two years; came from Hobart, Oklahoma, where I went at time the place was opened for settlement by the Government. I failed to get a homestead and I came here. I have not purchased my farm. Am simply renting from the Army. The Army supplied me with cows, &c. I did very well last year, and expect to do much better this. I like Amity principally for the schools, &c., for the children, of which I have nine. The prospects here are very favourable. I do not consider the alkali serious, and feel sure that with a little draining it will be all right. My specialities are beets, grain, oats, wheat, alfalfa and vegetables; in fact, general gardening. I consider that the Army is doing a good thing for poor people in colonizing like this.

## A. K. DURAND:

I have been here five months; came from New York City; have farmed previously for a short time in Kansas. This year I am putting in about 40 acres of sugar beet, between 40 and 50 of oats, and will cut 90 acres of Alfalfa and plant 10 acres of corn. I like the Colony very much, and think that my prospects for this year are very good.

## JAMES H. CHILDS:

Valuation	...	...	...	...	\$5,875 (or about)	£1,175
Amount owing	Salvation	Army	and			
others	...	...	...	...	3,500	700
Equity	...	...	...	...	\$2,375	£475

I was one of the first pioneers, having come from Chicago. Before leaving I worked as a check clerk for the C. and A. Railway. I am married and have nine children. All things considered I think I have done well. Two of my daughters have got married to good husbands, and my family and myself are all in good health.

As to how I have come out financially, I don't think I have any reason to complain. I came to years of maturity in the city and found myself never able to earn more than just sufficient to keep my family, with the exception of a house worth a thousand dollars. Now, in addition to being my own boss, and living under healthy and pleasant conditions, I consider I am worth \$6,525. This, of course, includes what I have got in my grocery store. After having lived on the Colony from the start, and being thoroughly acquainted with the Army's plan of colonizing city people, I think it is fine from every standpoint. In fact, given good land, it simply cannot fail, because I know from experience the cities are full of people who are just longing for such a chance to acquire a home, but cannot get one, because they have not money to buy and nobody but the Army is willing to trust them.

NOTE.—The equity quoted above evidently does not include Mr. Child's grocery store, and the stock therein.—H. R. H.

## JAMES MITCHELL:

Valuation	...	...	...	...	\$1,409 (or about)	£281
Amount owing	Salvation	Army	and			
others	...	...	...	...	735	147
Equity	...	...	...	...	\$674	£134

I have been a colonist five years. Am married with one child. When I first located I had some stock, and some horses worth, altogether, about \$200. I now consider myself worth nearly a thousand dollars. I think well of the Colony plan.



## GEORGE H. THOMAS:

Valuation	...	...	...	...	\$5,700 (or about)	£1,140
Amount owing	Salvation	Army	and			
others	...	...	...	...	2,723	545
Equity	...	...	...	...	\$2,977	£595

I am one of the pioneer colonists, having landed here seven years ago. I came from Chicago. Am married, and have four children. I had about \$300 to start with, but now consider myself to be worth about \$3,000 over and above all my liabilities. I am more than glad I came here, and look forward with certainty to doing even better in the future. I like the country, the climate, and the people, and wish many of my Chicago friends could be given the chance of coming here. I have a good farm and a good grocery business, and besides, have just been elected Sheriff of this County, at a salary of about \$1,800 a year.

You may be interested to know that I used to be a member of the London Metropolitan Police Force, under Commissioner Sir Charles Warren.

## C. A. ERICKSON:

Valuation	...	...	...	...	\$3,125 (or about)	£625
Amount owing	Salvation	Army	and			
others	...	...	...	...	2,199	439
Equity	...	...	...	...	\$926	£186

I came here from Chicago six years ago. Before coming I worked at tailoring, receiving a salary barely sufficient to keep my family. Here I consider I have done very well, for in addition to having paid all the expenses connected with the maintenance of my family I have accumulated an equity of at least \$2,000. In fact, I would refuse that even if offered in spot cash. I have got a valuable farm and my little coal business is steadily growing in value. Since I only had \$50 when I landed, and am a man of advanced years, I consider that a pretty good showing and all through the generous help of the Salvation Army, without which help I never should have got a home of my own; instead I should still be stitching away in a close room in Chicago. I would also like to say that life in the country has very much improved the health of myself and family. God bless the Colony plan!

NOTE.—When Mr. Erickson estimates his equity at \$2,000 he probably includes the value of his coal business.—H. R. H.

## Doctor WILLIAM S. GREENARD, M.D.:

Valuation	...	...	...	...	\$2,660 (or about)	£532
Amount owing	Salvation	Army	and			
others	...	...	...	...	2,357	471
Equity	...	...	...	...	\$303	£61

I own a farm on the Colony which I bought from a colonist who had built up a grocery business in Amity, and wanted to devote all of his time to it. I bought it at the rate of \$115 per acre with improvements, but the colonist from whom I bought it got it from the Army for \$26, without improvements, of course.

The object of my purchasing this property was because I thought it a nice place for a home, and it presented good opportunities for profitable farming; in fact, I looked on it as a good, safe, investment. I purchased this over a year ago, and am glad I did so; in fact, I would be glad to buy more land here at the same price.

I do not, of course, need any assistance from the Army myself, but I look on the Army's plan of helping poor people to acquire homes as a splendid one, and think



the plan could be made to work on a very large scale. I only wish the Army had enough capital to plant a thousand people where now there is only one.

NOTE.—There is a discrepancy between the amounts given in the statement signed by Dr. Greenard and in those shown against his name in the Financial Statement. A mistake must have been made in one or the other.—H. R. H.

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LOUIS H. KEPHART:

Valuation	...	...	...	...	\$4,060 (or about)	£812
Amount owing	Salvation	Army	and			
others	...	...	...	...	2,800	„ 560
Equity	...	...	...	...	\$1,260	„ £252

I am at present a farmer living in this region. I have just purchased forty acres of Colony land at \$70 per acre. I have bought it because I like the community, the absence of liquor and good moral surroundings in general. I also think it presents opportunity to make more than a good living, the land being located so close to the railroad track, affording excellent opportunities for sheep raising, which industry I intend to continue to pursue.

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ROBERT NEWMAN:

Valuation	...	...	...	...	\$3,055 (or about)	£611
Amount owing	Salvation	Army	and			
others	...	...	...	...	1,628	„ 325
Equity	...	...	...	...	\$1,427	„ £286

I am married and have one girl, who has since married a colonist, and is doing very well. I have been a resident of the Colony for six years. Before coming here I was a carpenter and contractor in Chicago. I came here because my son had been located as a colonist, and thought I could do just as well on a farm as I could in a city. I had been raised on a farm. I had some capital when I came amounting to about \$600, and all considered I have done fairly well. After reckoning all my debts, am sure I am worth \$2,000, and would not take a cent less if offered spot cash to-morrow. If I had been a young man I know I should have done much better; with such a chance as the Army gives, any good man ought to do well.

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J. W. GARRISON:

Valuation	...	...	...	...	\$2,969 (or about)	£594
Amount owing	Salvation	Army	and			
others	...	...	...	...	1,134	„ 227
Equity	...	...	...	...	\$1,835	„ £367

I do not consider myself exactly a colonist, but I have taken up Army lands a year ago, and the Army has helped to buy stock and implements with which to run my farm. Before coming here, I had bad luck, and in consequence had nothing but a team of horses. Now, I figure I am worth over \$300 dollars more than I was at that time, and I am getting fixed so as to do very much better in the future.

The Army has helped me to get everything I have. They have trusted as nobody else would, and I shall see that their confidence is not misplaced by paying back every dollar it has advanced me.

I think this Colony scheme the greatest thing in the world to help a man who wants to help himself.



## No. 22.

State of Colorado, }  
County of Prowers. } SS.

F. de la Tour Booth Tucker and Alfred Hamon, being duly sworn, depose and say that the figures given in the attached statement are a true and correct abstract of the financial condition of the Salvation Army Colony known as Fort Amity, and situated in Prowers County, Colorado, U.S.A., as shown by the books of the Salvation Army, and statement of values given by a disinterested and reliable appraiser, duly sworn.

F. DE L. BOOTH TUCKER, (L.S.)  
ALFRED HAMON. (L.S.)

Subscribed and sworn to before me, this 7th day of April, A.D. 1905.

W. A. FRENCH, (L.S.)  
Notary Public.

(Commission expires February 21, 1907.)

## No. 23.

State of Colorado, }  
County of Prowers. } SS.

I, Joseph S. McMurtry, Manager of the Holly Bank of Holly, Colorado, being duly sworn do hereby depose and state that the attached schedule of property owned by the Salvation Army and the members of the Fort Amity, Salvation Army Colony, is a full, true and correct statement of the property appraised by me this day, and that to the best of my knowledge and belief the values of the property therein given, to-wit: one hundred and fifty-four thousand seven hundred and seventy-five (\$154,775) dollars for land and improvements, and thirty thousand five hundred and sixty-four (\$30,564) for live stock and farming equipment, represents the true market value of the property listed.

(Signed) JOSEPH S. McMURTRY.

Subscribed and sworn to before me this 7th day of April, A.D. 1905.

(Signed) JAMES B. HARDEN,  
Notary Public.

(My Commission expires January 20, 1907.)

(L. S.)

## No. 24.

## THE SALVATION ARMY.

Fort Amity Colony, Amity, Colorado, U.S.A.

Statement showing the financial position of the Colony on April 1, 1905 (not including colonists' holdings), as per valuations made by J. S. McMurtry, Manager of the Holly Bank, of Holly, Colorado, and duly sworn to.

<i>Assets.</i>		\$	\$
Land and Land Improvements:—			
Entire Colony, as per appraised valuation	...	154,775.00	
Less value of land, &c., sold to colonists	...	66,530.00	
			88,245.00
Sanatorium Building	.....		20,500.00



	\$	\$
Live stock and farming equipment ... ..	30,564.00	
Less value owned by colonists ... ..	28,364.00	
		2,200.00
Furniture and fixtures:—		
In staff quarters and office ... ..		1,133.87
Colonists' indebtedness to Salvation Army:—		
For land, buildings, outfit, loans, &c. (October 1, 1904) ... ..		54,887.96
Sundry debtors ... ..		157.60
Cash on hand ... ..		983.96
		168,108.39
Loss: Being net cost of management, including salaries of Colony staff, instructors, grants and rebates to colonists, interests on loan (\$25,162.02), and all running expenses of the Colony for seven years ...		23,111.50
		<u>\$191,219.89</u>
		<u>(£38,243)</u>

*Liabilities.*

The Salvation National Headquarters Loan for the purchase of land and the establishment and maintenance of the Colony ... ..	169,853.52	
Loans for Sanatorium ... ..	20,958.49	
		190,812.01
Sundry creditors ... ..		407.88
		<u>\$191,219.89</u>
		<u>(£38,243)</u>

No. 25.

## THE SALVATION ARMY.

Fort Amity Colony, Amity, Colorado, U.S.A.

Statement showing financial condition of the Colony on April 1st, 1905, as per valuation made by J. S. McMurtry, Manager of the the Holly Bank, of Holly, Colorado, and duly sworn to.

*Assets.*

	\$	\$
Land and Land Improvements:—		
Including cost of preparing land for irrigation, ditches, irrigation system, fencing, trees, dwellings, store buildings, barns, &c., and artesian well ... ..	154,775.00	
Sanatorium building ... ..	20,500.00	
		175,275.00



## Live stock:—

Horses, cows, stock cattle, hogs, sheep, poultry and bees ... ..	10,872.00
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## Farming equipment:—

Vehicles, harness, mowers and haying tools, har- rows, plows, cream separators, incubators, tools, &c. ... ..	19,692.00
	<u>\$205,839.00</u> (£41,167)

*Liabilities.*

## The Salvation Army National Headquarters:—

Loans for the purchase of land and the establish- ment and maintenance of the Colony ... ..	169,853.52
Loans for Sanatorium ... ..	20,958.49
	<u>190,812.01</u>
Surplus of assets over liabilities ... ..	15,026.99
	<u>\$205,839.00</u> (£41,167)

NOTE.—The Townsite land has been valued on the same basis as the poorest agricultural areas, viz., \$60 per acre, and no cognizance has been taken of its special value for business purposes. Lots containing one-twelfth of an acre are at the present time selling at from \$50 to \$600 each.

## No. 26.

## SHORT HISTORIES OF THE AMITY COLONISTS.

BARKMAN.—From Kansas City. Married. Five children. Worked in packing house as meat-washer at \$6.00 per week. Salvation Army paid his car fare out here.

CLOUGHLEY.—From Omaha, Nebraska. Married. Five children. Steam-fitter. Had \$300.00 capital at starting.

COKER.—From Chicago. Married. Four children. Painter. No capital. Salvation Army paid his car fare.

COX.—From Chicago. Married. Two children. Teamster. No capital. Salvation Army paid car fare.

DAVY.—From Kansas City. Unmarried. No capital.

DOBLE.—From Sioux City, Nebraska. Married. Four children. Tinner by trade. No capital. Salvation Army paid his car fare.

ERIK ERIKSON.—From Chicago. Married. One child. Street car conductor. No capital. Salvation Army paid his car fare.

C. A. ERIKSON.—From Chicago. Married. Four children. Tailor. No capital. Salvation Army paid his car fare.

FREWING.—From Chicago. Married. Six children. Plasterer. No capital. Salvation Army paid his car fare.



GAYLORD.—From Chicago. Married. Three children. Photographer's canvasser. No capital.

GRINDROD.—From St. Joseph, Montana. Married. Eight children. Labourer in packing house. No capital. Car fare furnished by people interested in his case.

HARRIS.—Lived in this district. Unmarried. Had a team of horses and a few implements.

HARGREAVES.—From Philadelphia. Married. Three children. Salvation Army Officer. No capital. Salvation Army paid car fare.

INMAN.—Lived in this region. Married. Five children. No capital aside from his team.

KEPHART.—Lived in this region. A sheep raiser by profession, and located in order that he might teach this industry to the colonists. Has sufficient capital of his own.

MCABEE.—From Alliance, Ohio. Married. One child. Grocery clerk. No capital. Salvation Army paid car fare.

MANNING.—Lived in this district, and located on the Colony because of his ability as a sugar beet grower. Had some horses and implements when located.

MITCHELL.—Lived in this district. Married. Very little capital.

J. H. NEWMAN.—From Chicago. Married. Three children. Carpenter. No capital. Salvation Army paid car fare.

R. NEWMAN.—From Chicago. Married. One child. Had \$50 capital.

NICOL.—From Chicago. Married. Four children. Carpenter. No capital.

PRIEBE.—From Cleveland. Married. One child. Labourer. No capital. Salvation Army paid car fare.

PRINGLE.—From Hennessey, Oklahoma. Married. Three children. Land agent. Had \$1,700 capital. Located because he was an expert fruit grower.

ROMIG.—From Medicine Lodge, Kansas. Married. Three children. Blacksmith.

SACHTLER.—From South Norwalk, Connecticut. Married. Eight children. Iron-moulder. No capital. Salvation Army paid car fare.

STEVENS.—Married. Three children. Salvation Army Officer. Had a team of horses.

STIMSON.—Lived in this district, and was located as a "pace setter." Had sufficient capital to pay for his place.

THOMAS.—From Chicago. Married. Four children. Had \$300.00 capital. Was a teamster and furniture remover.

ZIEGLER.—From Sioux City, Iowa. Married. One child. Salesman. No capital.

WAIDNER.—From Baltimore. Married. One child. Labourer in packing house. No capital. Salvation Army paid his car fare.

GARRISON.—From Syracuse, Kansas. Married. Three children. Farmer, without a farm; he did, however, have a team of horses.

MORRIS.—From Oklahoma. Married. Seven children. Cow-boy. No capital.

CHILDS.—From Chicago. Married. Nine children. Checker for the C. and A. Railroad Co., at a salary of \$12.00 per week. Owned a house worth \$1,000.00.



## No. 27.

STATEMENT SHOWING THE FINANCIAL POSITION OF THE COLONISTS (NOT INCLUDING "RENTERS" ON THE SALVATION ARMY FORT AMITY COLONY, APRIL 4TH, 1905.

Name.	Land, Building and Im- prove- ment.	Live Stock.	Farm- ing Equip- ment, &c.	Total.	Amount owing to Salvation Army.	Other Lia- bilities.	Total Liabilities.	Total Equity.	Remarks.
	Dols.	Dols.	Dols.	Dols.	Dols.	Dols.	Dols.	Dols.	
Backman ...	1,560	700	175	2,435	1,814.41	100	1,914.41	520.00	
Coker ...	2,640	150	750	3,540	1,326.67	—	1,326.67	2,213.33	Had 13 dols. to com- mence with.
Childs ...	2,700	125	3,050	5,875	1,700.00	1,800	3,500.00	2,375.00	Had 1,000 dols. to com- mence with.
Cox ...	1,860	100	80	2,040	1,759.35	100	1,859.35	180.65	
Cloughley ...	1,925	240	150	2,315	1,618.29	—	1,618.29	696.71	
Davy ...	2,585	50	350	2,985	904.28	—	904.28	2,080.72	
Doble ...	1,835	900	190	2,925	1,927.72	111	2,038.72	886.28	Had 10 dols. to com- mence.
Erickson, E. ...	1,680	500	315	2,495	1,901.78	10	1,911.78	583.22	Had 25 dols. to com- mence.
Erickson, C. A. ...	2,340	35	750	3,125	1,499.96	700	2,199.96	925.04	Had 20 dols. to com- mence.
Frewing ...	2,440	75	100	2,615	1,618.93	—	1,618.93	996.07	
Greenard ...	2,900	—	—	2,900	2,107.37	—	2,107.37	792.63	
Grindrod ...	1,715	800	145	2,660	2,332.47	25	2,357.47	302.53	
Gaylord ...	1,885	200	135	2,220	1,555.00	—	1,555.00	665.00	
Harris ...	2,210	250	175	2,635	1,080.76	—	1,080.76	1,554.24	Had team and wagon.
Hargreaves ...	2,685	300	200	3,185	1,831.50	—	1,831.50	1,353.50	
Inman ...	2,112	325	85	2,522	1,892.10	62	1,954.10	567.90	Had team and wagon.
Kephardt ...	4,060	—	—	4,060	2,800.00	—	2,800.00	1,260.00	
Manning ...	2,381	700	200	3,281	1,834.65	—	1,834.65	1,446.35	Had horses and cattle worth 350 dols.
McAbee ...	755	225	175	1,155	1,357.91	390	1,747.91	—	
Mitchell ...	1,049	260	100	1,409	735.67	—	735.67	673.33	Had horses and cattle worth 700 dols.
Nicol ...	2,108	300	90	2,498	1,806.40	35	1,841.40	656.60	Had 25 dols.
Newman, H. ...	3,085	170	4,275	7,530	1,223.76	1,000	2,223.76	5,306.24	Had 50 dols.
Newman, R. ...	1,575	100	1,380	3,055	628.49	1,000	1,628.49	1,426.21	Had 600 dols.
Priebe ...	1,875	350	70	2,295	2,437.22	40	2,477.22	—	Had 3 dols.
Pringle ...	1,850	450	175	2,475	1,185.88	—	1,185.88	1,289.12	Had 1,765 dols.
Stevens ...	2,395	—	145	2,540	764.84	—	764.84	1,775.16	Had team and wagon.
Sachtler ...	1,870	250	150	2,270	2,160.91	125	2,285.91	—	Had 25 dols.
Thomas ...	2,790	325	2,585	5,700	1,723.79	1,000	2,723.79	2,976.21	Had 300 dols.
Waldner ...	1,765	200	115	2,080	2,328.27	25	2,353.27	—	
Ziegler ...	1,700	1,400	305	3,405	1,798.54	384	2,182.54	1,222.96	Had 125 dols.
Garrison ...	500	1,192	1,277	2,969	934.00	200	1,134.00	1,835.00	Had live stock worth 300 dols.
Romig ...	1,700	—	—	1,700	1,036.32	—	1,036.32	663.68	
Dols.	66,530	10,672	17,692	94,894	51,627.24	7,107	58,734.24	37,223.68	
or, £	13,306	2,134	3,538	18,978	10,325	1,421	11,746	7,444	

NOTE.—Average equity per colonist, 1,163.00 dols. (or about £233).

## No. 28.

MEMORANDUM OF INFORMATION RESPECTING THE SALVATION ARMY COLONY AT AMITY, PROWERS COUNTY, COLORADO.

## LOCATION.

The Colony is situated two hundred and fifty-seven miles south and east of Denver, and twelve miles west of the Kansas line. It is on the main line of the



A. T. & S. F. Railroad, and has a depôt and express office. The town, plotted two years ago, is building up, and has at the present time sixteen established businesses, among which are general merchants, hardware and boot and shoe stores, also blacksmith shops, drug store, livery stable, &c.

#### LAND.

The land formed a part of the famous Amity Land and Irrigation Company's enterprise, and is of a rich alluvial loam, which, when put into cultivation and properly looked after, yields abundantly.

#### AMOUNT ALLOTTED AND PRICE.

Twenty acres of land are allotted to each colonist, every purchaser being allowed to make his own choice of location. Price of land without improvements at this date ranges from \$50.00 to \$75.00 per acre, including a sufficient water right deeded in perpetuity.

#### WATER SUPPLY AND IRRIGATION.

Water for irrigation is obtained from the Buffalo canal, one of the best and surest flowing ditches in Colorado. Fifty cents per acre is charged annually by the water company for the maintenance of the canal.

Main laterals, costing several thousands of dollars, have been constructed by the Army; the cost of these is included in the price of the land. Each colonist constructs the distributing ditches on his own farm. The main laterals are kept in repair jointly by the farmers who draw their supply through the same.

The practice of irrigation is comparatively simple and easily understood and does not require any very special skill on the part of the irrigator. A bulletin issued by the Department of Agriculture at Washington, No. 73, "Irrigation in the Rocky Mountain States," furnishes information in elementary form concerning this subject.

#### BUILDINGS.

The Salvation Army makes a cash loan not to exceed \$300.00 with which to purchase sufficient material for a good substantial house and barn. Colonists are expected to construct their own buildings, but where they are not capable of doing so, the Army will agree to \$25.00 of the above \$300.00 being spent in the hire of mechanics to do any difficult work, which the colonist cannot undertake alone.

Buildings must be of stone, but good rock can be obtained within one-half a mile of the colony at \$2.50 per cord of 100 square feet, loaded on the wagon.

Colonists can suit themselves as to the style of house, but plans must be passed by the manager.

#### OUTFIT.

To colonists unable to purchase them, the Army furnishes a team of horses, implements, cow, seed, &c. Work can usually be got by those who desire it, to provide groceries, &c., till the first crop is harvested.

#### TERMS.

On land and buildings twelve years' time is given, subject to a contract which will be sent to colonists at the time of their acceptance. For the first two years interest only is expected. Afterwards, one-tenth of total cost each year, with interest at six per cent. till the whole is paid. Loans for live stock and equipment are secured by chattel mortgage and are payable in five equal annual instalments, with interest at six per cent.

#### CROPS.

Among our staple crops are sugar beets, which produce from seven to fifteen tons to the acre, according to the care taken of them, and sell to the sugar factory at from \$4.00 to \$6.00 per ton. Rocky Ford cantaloupes are also extensively grown and are usually quite profitable; moreover, the colony possesses exceptional possibilities for dairying and hog raising, the alfalfa pasture making excellent forage. Of fruits: apples, peaches, cherries and plums do well, and we believe small fruits can be made a great success.



We do not, however, recommend colonists to put all their eggs into one or two baskets, but urge them to diversify, especially seeing to it that everything required for the sustenance of themselves and stock is provided for. "Never sending a dollar off the farm for what the farm will produce" should be the motto of every settler.

#### MARKETS.

Denver and other market towns make good outlets for all kinds of produce. Kansas City is not much further from us, and can take care of a large amount of our goods.

#### CLIMATE.

The climate of Colorado is a most desirable and healthy one. All our colonists have been benefited by coming here, especially those suffering from weak lungs. The air is light and bracing, and though the summer days are hot, the nights are always delightfully cool. Sunstrokes are said to be unknown in the State. The average winters are mostly mild and open, though at times the cold snaps are severe.

#### GENERAL.

Good stock water can be had anywhere on the colony at about ten feet. For family drinking water, however, we recommend that from the artesian well recently sunk on the townsite, at a cost of \$1,200. Each colonist is obligated to buy a share in this. The price is \$15.00, payable in three equal annual instalments.

#### SOCIAL AND EDUCATIONAL.

The colony is not in any sense intended for Salvationists only; in fact, the majority of residents here are not members of the organization; we have, however, a properly organized Salvation Army Corps, under the leadership of an experienced officer. Two week night meetings and several meetings on Sunday are open to all who wish to attend, as well as a carefully superintended Sunday School for the children.

The colonists meet as often as practicable for the discussion of topics relating to farming, irrigation, &c., and, as often as circumstances will permit, Farmers' Institutes are conducted by the Faculty of the State Agricultural College.

Our schools are good, and our district contains more children of school age than any other district in the county, except the county seat. A new school house has just been completed, at a cost of \$2,500, and four teachers engaged for the coming winter.

#### MISCELLANEOUS.

We have a post office, with both domestic and foreign money order branches.

Our population at the time of writing is about three hundred.

The Salvation Army Cherry Tree Orphanage, costing \$20,000, is located here, and is said to be the finest building in the country. It has accommodation for from eighty to one hundred children.\*

Two doctors reside on the ground.

#### FINALLY.

It is well for the colonists to understand that they are starting life in a new country, and must come expecting to do exactly as the pioneer has always been compelled to do, namely, to work long hours and endure some privation for the first year or two. This is a strong man's proposition, and wives and children must unite their efforts in the fields with their husbands and fathers in the struggle to pay for a home.

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#### No. 29.

### REMARKS ON THE FORT HERRICK COLONY OF THE SALVATION ARMY.

1. Fort Herrick, the third of the Salvation Army land Colonies in the United States, which I was directed to inspect, is situated in the township of Mentor, about 20 miles from the City of Cleveland, in Ohio, wherewith it is connected by a tramway

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\* NOTE.—This is now a Sanatorium for Consumptives.—H. R. H.



that reaches it from Cleveland in one hour and a half, and also by railway lines, that run through vineyards and orchard lands. It has an area of some 280 acres of land, of which about 40 are under wood. When I visited it on the 10th of April, 1905, the trees were not yet out, and the only crops visible above the ground were wheat and clover. Still, the situation of the place struck me as pretty, consisting, as it does, of a stretch of flat ground, almost entirely surrounded by native timber. Doubtless this land at some time or other was covered with the waters of Lake Erie.

2. Briefly, this is the history of the Fort Herrick Colony:—

In the year 1899 the Honourable Myron T. Herrick, the present Governor of Ohio, whose invitation to stay with him at Columbus I was exceedingly sorry to be forced by circumstances to decline, and Mr. James Parmelee, a citizen of Cleveland, presented the land to the Salvation Army, who at first seem to have contemplated the establishment of a settlement there upon the pattern of those at Fort Romie and Fort Amity. Indeed, a start was made in this direction, eight or nine families being put upon the land. It was soon found, however (as here irrigation is not practised), that each family required more ground than was available. At first the Authorities of the Salvation Army purposed adding to their area, but this idea they were obliged to abandon, as land adjoining Fort Herrick is very expensive, and funds were not forthcoming to purchase more. The end of it was, therefore, that the settlement plan was given up, and the families who had already come there were provided for in various ways. One went to Fort Romie and one to Fort Amity, while another remained at Fort Herrick, and others found farms or employment in the neighbourhood.

3. It must, therefore, be clearly understood that Fort Herrick is in no sense a land settlement Colony, nor does it throw any direct light upon the problems on which I am directed to report.

4. Having abandoned their plan of using this place as a land settlement, it occurred to the Salvation Army Authorities that its pleasant and convenient situation made it very suitable for the purpose of the establishment of a small industrial Colony of an agricultural character, somewhat similar in nature to that at Hadleigh, in England, of which a description will be found in an appendix to my report.

One of the objects of this Colony, therefore, is more or less to "agriculturize" certain of the city institutions of the Salvation Army, it being intended to transplant thither in process of time some of the semi-charitable sections of their work in the United States, and thus to give the inmates of those sections the advantage of agricultural employment and instruction. It is thought, also, that those of them who may be suitable might afterwards be drafted to regular land settlements, and there started upon an independent career.

5. A commencement has been made in the direction indicated above by the establishment at Fort Herrick of an Inebriates' home. Major McFee, the manager, informed me that 60 inebriates, taken from the cities, had, up to the date of my visit, passed through this home, during the preceding four months, that is to the 1st of January, and are now, all of them, in good employment. Several of these men also are at work upon the colony itself, where I saw and spoke with some of them, to all appearance very respectable persons.

6. This success struck me as so remarkable that I enquired into the causes of it, and found that there is no drinking saloon within nine miles of the Colony, as, under an exercise of what is known as "local option," this is what is called a "dry district"; that is, drink cannot be purchased within its limits. Here, it is probable, we have one of the main causes of this sudden access of sobriety among those who, in the immediate past, have been complete strangers to that virtue. Others are, as the sufferers themselves admit, the country air, which appears to take away their desire for spirituous liquors, and the escape from city life, with its ever present degradations and temptations.

7. However these things may be, that the Inebriates' home at Fort Herrick does a good work there can be no doubt. Thus, for example, one man there, who a year ago was taken from the workhouse—an institution that in the United States partakes of the nature of a penitentiary—has, out of his small pay, now accumulated a banking account, which amounts to \$60.

8. It is also purposed, when the funds are available, to establish here a home for orphans with a view of their being trained in agriculture. Further a leading object of the colony is to experiment on certain agricultural lines in order to gain experience which can be made use of at the land settlements. Thus, the breeding



of pigeons, which are known locally as "squabs," and the sale of their young upon the market, has already been undertaken with good success. An apiary, too, has been started, and there is an idea of setting up the industry of the making of hives, which would give employment to many of the unfortunate persons with whom the Salvation Army has to deal.

9. It will be seen, therefore, that this enterprise, although entirely distinct from its land settlements proper and at present largely of a charitable character, is a not unimportant branch of the Army's work in the United States, where it is destined to form the natural connecting link between their city institutions and their land settlements.

10. Some short account of the system of farming practised at Fort Herrick may be of interest. The soil consists of about eight inches of loam on red clay, which in turn lies upon a porous white clay. It is fairly easy to work if treated at the proper time, but requires manure and dressings of lime to correct the natural acidity.

A four-course shift is followed; the clover ley after being ploughed in is succeeded by maize, then come oats, then wheat, with which clover and other grass seeds are sown. The manure is applied for the wheat, and, if available, for the oats as well. Barley, rye and peas are also grown, but from the plant of it which I saw upon the ground, I should judge that here wheat is as reliable a crop as any. Cows and stock are kept, and with these many miscellaneous creatures, some of them not usually found upon a farm.

Thus, there are the pigeons, or squabs, already mentioned, which seem to be doing extremely well, a fair sized apiary of Italian bees—then just beginning their season's work—turkeys, Pekin ducks, fowls of various sorts, a few pheasants, of the kind that we shoot in England, for which there is now a considerable demand in the United States, and lastly, some Southern bloodhounds, which find a market here, to be used, I understand, in the tracking of criminals.

11. I walked all over this farm and into the woods with which it is bordered, where the principal timbers are oak, two kinds of maple, ash, sycamore, and bass wood. The land, which is rather liable to hold the water, is drained by open ditches and not with tiles.

12. At one corner of the place, upon a rising meadow, by which flows a stream, I saw the site of the future Agricultural Training School, which struck me as well chosen.

13. A few small pieces of land have been sold off by the Army to cottagers in order to encourage their settlement upon the place. Thus, I visited the house of a Dane, named Greeshange, who has a wife and a family of six bright-looking children. To this man the Army has sold two and a half acres at the rate of \$100 per acre, which purchase price he is allowed to pay off in \$10 monthly instalments. By working for the Army upon the farm he can earn \$35 per month, out of which the \$10 due from him on account of the land purchased are stopped. I quote the instance as it struck me as a good way of enabling such people to become the owners of a piece of land, that is where work is available and their labour is desired.

14. It should be remembered, however, that in this part of the United States agricultural hands seem to be scarce. At least, Major McFee informed me that he had applications from neighbouring farmers for the next 20 inebriates that he could turn out as cured.

I do not append any individual statements to these remarks as I have done in the cases of Fort Romie and Fort Amity, since there are no colonists proper at Fort Herrick from whom to take them, and those of the inebriates would scarcely be of value.

H. RIDER HAGGARD,  
Commissioner.

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## No. 30.

## FORT HERRICK COLONY.

April 9, 1905..

NOTES OF AN INTERVIEW between Commissioner H. RIDER HAGGARD and Commander BOOTH TUCKER. The following persons were also present, viz.: Colonel Higgins, Mr. Ranson Caygill, Miss Angela R. Haggard and Mr. Harry Wright.

The conversation was opened by the Commissioner, who asked Commander Booth Tucker the following question:—

Q. Will you please describe this colony?

A. Commander Booth Tucker: Fort Herrick is situated in the township of Mentor, about 20 miles from the city of Cleveland, in Ohio, and consists of about 280 acres; about 40 acres of wooded land and the balance agricultural. It is watered by natural rainfall.

Q. I want you to tell me the history of the Fort Herrick Colony, or Institution.

A. Commander Booth Tucker: A short time after we had started our colonies in Colorado and California, about July, 1899, we were offered a piece of land by the Honourable Myron T. Herrick, the present Governor of Ohio, and Mr. James Parmelee, a prominent citizen of Cleveland. It was first intended to add to this adjoining land, but the price proved to be prohibitive and the funds for such extension unavailable. Moreover, the farm was of an extremely valuable character and peculiarly well suited by its situation for the establishment of some of the Salvation Army charitable Institutions. We felt, therefore, that it would be a pity to part with the ownership of the land, so we determined to reserve it to serve as a connecting link between the city Institutions and our land settlements. We are, therefore, at present, utilizing it for this purpose.

Q. Have you any settlers there at all?

A. Commander Booth Tucker: There are no settlers there, strictly speaking. The whole institution is under the management of Major and Mrs. McFee, who see to the cultivation of the land and who are also responsible for the management of the small inebriates home which we have established upon it, and for certain agricultural experiments which we are making.

Q. Did you ever have any settlers there?

A. Commander Booth Tucker: Yes; we had some eight or nine families. One of the difficulties we experienced was that owing to the fact that the land was not irrigated, they wanted more land than we were able to give them in such an expensive location.

Q. What became of them?

A. Commander Booth Tucker: Two of them went to our Colonies; one to Fort Romie and one to Fort Amity.

Q. And of the others?

A. Commander Booth Tucker: They have been provided for in various ways. To some of them Fort Herrick has proved a stepping stone to better opportunities. For instance, two sisters had a fine farm on the adjoining hills, and took one of our best families into partnership with them. Another landowner in the neighbourhood sold to one of the colonists a nice farm, with a comfortable house upon it, to be paid for in instalments.

Q. So they all went away?

A. Commander Booth Tucker: Yes; they were all looked after in one way or another.

Q. Then did the experiment as a settlement come to an end?

A. Commander Booth Tucker: Yes; about two years ago.

Q. Did you incur any considerable loss over it?

A. Commander Booth Tucker: Only those expenses incidental to the improvement of the land, of which the value now remains.

Q. Then after that was the Colony started on a new basis as an industrial settlement?

A. Commander Booth Tucker: Yes; that is so. Our intention is to place some of our other Institutions there, as we get the funds to pay for the necessary buildings. For instance, we want to train children in agriculture, and propose to start a children's home for that purpose.

Q. What is there then at the present moment?

A. Commander Booth Tucker: We are experimenting there along certain agricultural lines, with a view to introducing them on our settlements if the experiments



prove satisfactory, ultimately making the place self-supporting upon an agricultural basis. For instance, we have introduced there the "squab" industry, that is the growing of young pigeons for the market. This is reckoned to be a very paying business. Then again, we have poultry and few pheasants, for which there is a great demand in some parts of the country. Then we have a dairy business also, and we hope to manufacture bee-hives.

Q. How is the place supported; out of the General Funds of the Army?

A. Commander Booth Tucker: It is partially supported by the dairy, the sale of poultry and so forth, for which there is a great demand in the neighbourhood.

Colonel Higgins: At the present time the Salvation Army Industrial Homes Company (Incorporated) runs the Fort Herrick farm for the Salvation Army, and the Company stands whatever loss is incurred from its working.

Q. Well, it is clearly not a colony, so I suppose there is nothing more to say about it?

A. Commander Booth Tucker: No; it is not. It is intended to serve the same purpose as a number of similar Institutions which we have scattered through the world. For instance, we have a "Prison Gate" Home at Colombo, Ceylon, for ex-criminals, whom we train in agriculture, and a similar institution in Cape Town, South Africa, in both of which we have dairy cows, and supply the cities with milk to help to meet the expenses of the home.

The Commissioner: Thank you, gentlemen.

H. RIDER HAGGARD, Commissioner.

F. BOOTH TUCKER, Commander.

ED. JNO. HIGGINS, Chief Secretary.

JOS. R. MCFEE, Fort Herrick Manager.

### No. 31.

S.S. "Majestic,"

April 20, 1905.

SIR,

REFERRING to our various conversations and to the interview that I had the pleasure of holding with you and other officers of the Salvation Army at Fort Amity, Colorado, U.S.A., on the 5th April, 1905, on which occasion you assured me on behalf of the Salvation Army, that in the event of the provision of the necessary capital, your Organization would be willing to undertake "to any extent" its application in the selection of suitable persons to place upon the land and the management of such settlements on a large scale, I have now the honour to ask you for your formal assurances in writing in confirmation of these statements that I may convey the same to His Majesty's Government.

I think it my duty to ask you also what guarantee you are in a position to give to His Majesty's Government that the policy of the Salvation Army in this matter will be continuous, and what arrangements your Organization has made to insure its permanence as a social and charitable Institution.

It has occurred to me that this latter question may involve the revealing of matters which the Salvation Army considers as private to itself. In that event I shall be prepared to treat them as confidential, and humbly to request His Majesty's Government to do the same.

It will be obvious to you that I cannot in justice ask the Government to consent to the handling by your Organization of considerable sums of money and to its exercise of administrative authority over large land settlements, such as I have in view, unless these points are made clear beyond all possibility of ambiguous interpretation or of doubt.

I have also to ask you whether the Salvation Army would be prepared to work with and under the supervision of an Imperial official, to be appointed by the Government, to be known as the Superintendent of Land Settlements or by some similar title.

Should the Government see fit to appoint such an officer, his duties, I imagine, would include the allocation of funds for the forming and development of individual settlements, the right of inspection of such settlements at all times, the prevention of the exercise of religious pressure in any shape upon the settlers or their children, the right to reject any settlers of whom he did not approve, and of submitting all accounts to a professional audit.



Lastly I shall be glad to know whether the Salvation Army is prepared to undertake this important work for the sake of charity and for the general good of our Country and its Colonies alone, charging against the colonization funds provided only the actual salaries paid to the managers of the Colonies and to their subordinates, or whether they would expect any pecuniary return for their labours?

I am, Sir,

Yours very truly,

H. RIDER HAGGARD,

Commissioner.

To Commander Booth Tucker,  
of the Salvation Army.

No. 32.

S.S. "Majestic,"

April 24, 1905.

SIR,

IN reply to the various questions contained in your letter dated 20th inst., I would beg to answer them in the affirmative.

In the event of the provision of the necessary capital, our Organization will be prepared to undertake to any extent its application in the selection of suitable persons to place upon the land, and the management of such settlements on a large scale.

Humanly speaking, I believe that the policy of the Salvation Army in this matter will be continuous. Every possible arrangement has been made to ensure the permanence of the Salvation Army as a social and a charitable Institution.

Whilst thanking you for your offer to treat information upon this point as confidential, I have to assure you that we have no information to give upon the question which needs to be considered private. Arrangements have been made for the devolution of the leadership and the management of the Army of a nature which, so far as we can foresee, must ensure its permanence and that of its work upon the present established lines and basis. These arrangements we shall be happy to explain to His Majesty's Government, if it is so desired.

In the case of the appointment by His Majesty's Government of a Superintendent of Land Settlements, or other similar officer, we shall be perfectly prepared to work with and under his supervision, submitting all accounts to his inspection and inviting in all branches of the undertaking his counsel, scrutiny and co-operation.

Furthermore, the Salvation Army is prepared to undertake the work of land settlement anywhere within the boundaries of the British Empire for the sake of charity for the general good alone, charging against the colonization funds only the actual salaries and out of pocket expenses paid to or by the managers of the colonies, their directors and subordinates, together with the cost of the dwellings occupied by the said managers and their assistants.

The Salvation Army would expect no other pecuniary return or remuneration of any sort for its labours in this cause.

I trust it may not be out of place to take this opportunity of thanking you on behalf of General Booth and the Salvation Army for the careful and exhaustive examination which you have made into our American Colonies. Your labours have indeed been monumental. No detail has been too trivial to escape your attention, and no toil too fatiguing for you to undertake.

I would thank you too for the valuable suggestions you have made. We have been glad that your abundant stores of practical experience should have been brought to bear upon the elaboration of this enterprise, and we sincerely hope that you will continue to pass on any suggestions that may occur to you with the assurance that they will receive our careful attention.

To our colonists themselves, I can assure you, as well as to our managers, your visit has been an inspiration and encouragement, and I sincerely hope that the cause of colonization may long continue to enjoy both the guidance of your experienced hand and the advocacy of your eloquent pen and tongue.

From the considerable knowledge which the leaders of our Organization possess as to the condition of the working classes and as to the possibilities of colonization under wise management, we have every confidence in the practicability of your proposals which you have been good enough to explain to me. It is, so far as I am aware, the first definite business-like proposal that has yet been advanced for dealing on a large and scientific basis with what is universally admitted to be one of the most serious problems of the day.



Finally I would venture to congratulate you on the remarkable success of your negotiations with the Canadian Government. That you should have been able to secure from them so exceedingly liberal an offer of land seems to me to augur well for the future success of your proposal.

The cordiality of your reception both in Canada and in the United States, the keen interest with which your mission was regarded by all sections of the public, the extensive notices devoted to it in the daily papers, and the warm sentiments of friendliness towards Great Britain that were so spontaneously expressed, seem to indicate that the results of your visit will be much more far-reaching and beneficial than was originally contemplated.

Assuring you once more of our sincere appreciation of the toil your mission has involved,

I am, Sir,

Yours very truly,

FREDERICK ST. G. BOOTH TUCKER.

To H. Rider Haggard, Esq.,  
Commissioner.

### No. 33.

#### REMARKS ON THE HADLEIGH COLONY OF THE SALVATION ARMY IN ESSEX, ENGLAND.

1. In the month of February, 1905, I thoroughly inspected the Hadleigh Colony of the Salvation Army, which is situated on the banks of the Thames in Essex, four miles from Southend and 39 miles by road from London.

2. The colony has an area of about 3,000 acres, whereof some 300 or 400 acres are at present let off to a farmer.

3. The land for the most part is a stiff clay, overlying beds of the London Clay. It is poor and cold in character. In fact, its nature can be very well observed in the course of a railway journey from London to Leigh Station. On either side of the line are thousands of acres of a similar quality, which doubtless once bore good crops of corn. Now, however, the most of it has gone down to wretched pasture of an utterly innutritious nature, much of which the owners or tenants do not even take the trouble to keep clear of brambles and other noxious growths.

Of such land as this has been formed the Hadleigh Colony with its 100 acres of fruit trees, its upland and marsh pastures, its brickworks and chicken farms, and its market garden, from which Colony the total receipts for 1904 amounted, I am informed, to over £33,000.

4. When the Salvation Army purchased the place in the year 1890 at an average cost of about £20 the acre, it consisted of three unoccupied farms, almost devoid of population. Now the population upon the same land, including the Salvation Army officials and their families and certain employes indirectly associated with the undertaking, numbers over 500 souls, and, including the cost of food and management expenses, about £180 per week is spent on labour. At the time of my visit also there were employed upon the Colony a further 200 persons, who had been sent thither by the Mansion House Relief Fund Committee.

5. As a result of the establishment of this Salvation Army settlement also, a village has sprung up at Hadleigh, numbering at least 1,300 souls. Thus the populating of empty land has in its turn created a village population.

6. The poor persons received upon the Hadleigh Colony are of three classes:—

(1) Those who are introduced through the agency of the Salvation Army Social Operations in various parts of England.

(2) Those who are sent there by various Poor Law Authorities, with which Authorities agreements have been made for the payment of varying sums on their account for fixed periods, such sums running from five shillings to ten shillings and sixpence per week for periods of from three to twelve months.

(3) Special cases introduced either by philanthropic Societies or by relatives or friends of persons desiring to receive the benefits of the Colony.

The first of these classes (Social Operations of the Salvation Army) are generally selected men who have expressed some desire to be trained in pursuits connected with



the land. Usually these are persons who, though suffering from misfortune and untoward circumstances, are really anxious to work and recover their positions. In nearly all cases they have expressed a desire to go abroad if found suitable for emigration.

Class two, though sent by the Poor Law Authorities, are for the most part selected by officers of the Salvation Army Colony from among able-bodied paupers nominated by the guardians. They are generally from 25 to 40 years of age, and drawn from various classes, amongst them being labourers, artisans and, occasionally, professional men. These persons, although paupers, are for the most part respectable, anxious to improve their positions, and able to work.

The third class, namely those sent by philanthropic Societies and by relatives and friends, are generally weak and very unsatisfactory specimens of humanity, who, as a last resource, have sought the shelter of the Salvation Army.

7. The result of the employment of this class of labour is to make the working of the Colony very expensive, owing to the necessity there is of maintaining a number of persons who are practically "wastrels" and by no means pay for their keep. Hadleigh Colony, therefore, cannot be considered from the point of view of an ordinary commercial undertaking, as it partakes largely of the nature of a charity. I understand, however, that the annual deficit, which in 1892 amounted to between £4,000 and £5,000, is now very small, and when the brickworks, &c., are fully developed there seems to be a probability that it will be wiped out altogether.

8. I have not gone into the finance of the place very thoroughly or obtained any independent valuations as I had no object in so doing, but I am informed that the total capital invested in the Colony is about £130,000. Of this amount about £70,000 is represented by the lands and buildings; £30,000 by the brickworks and other industries, and another £30,000 by stock and implements.

As in the case of those in the United States, this Colony was started without sufficient capital, with the result that it is mortgaged or otherwise forms the security for about £100,000, borrowed at 4 per cent. per annum to pay for it and to start the various industries, &c. Still, the financial position seems to be quite sound, as I am told and can well believe that at the present day it, and the industries connected with it, must be valued at well over £200,000. The result of its establishment upon land values in the immediate neighbourhood is certainly remarkable. Thus an adjoining property is, I was assured, being offered at £60 the acre, which in 1890 would have fetched much nearer £10 the acre.

9. From the ruins of Hadleigh Castle, where Anne Boleyn was imprisoned, I obtained a good view of the Hadleigh Colony. Beneath lay some 600 acres of marshes, part of the Salvation Army estate. These are used as grazing grounds to fatten stock in summer; also Shire horses are bred here. The marshes are bordered by an estuary of the Thames, known as "Hadleigh Ray," which belongs to the Army. Here is a wharf for loading and unloading barges, which is fitted with steam plant, but as yet no direct connection has been made between it and the London and Tilbury Railway.

Also there are six and a quarter miles of sea wall, which has an average height of 16 feet and is built of clay and protected in places by stone facing and wooden piles. This wall has been heightened by the Army, and its upkeep is very expensive. Normally this costs about £200 a year, but in 1905, owing to the high tide of December 30th, 1904, it will cost £500. This tide also damaged 200 acres of marsh land by submerging it in salt water.

Hence also can be seen the short railway built by the Army which terminates at the wharf on the Ray, where all bricks produced upon the Colony are laden, and materials used, such as coals, manure, &c., are unloaded. Most of the manure, however, is brought from Southend at a cost of from three shillings and sixpence to five shillings per load. London manure delivered at the wharf only costs about three shillings per load. Still it comes more expensive than that which is purchased at Southend as the haulage to the upland part of the Colony amounts to another three shillings per load.

10. Still looking from the Castle, I saw to the west No. 1 brickfield, that in February was not working. When in operation it has a possible output of six million bricks per annum and an actual output of about four millions.

11. To the east of this brickfield is a reservoir with a capacity of one and a quarter million gallons, which was in course of construction by the labour of men



from various London Poor Law Unions. These men receive from sixpence to two shillings and sixpence per week and their food from the Salvation Army, which pays them in accordance with the value of their work.

Subsequently I visited both this brickfield and the reservoir, whereof the watershed is formed by the slopes of hills that rise on either side of a little valley which runs down to the Ray. At the foot of this valley is a deep ditch that carries much water in the winter and at any time of rain. This ditch was in course of being tapped about 150 yards above the reservoir which it will feed by means of cemented pipes. Two men were digging the pipe trench, a groom from Ireland and an engineer from London, who had lost their employment. They were doing their work very well. The dam, or reservoir, had been 13 weeks in course of construction, and up to that time had cost about £150. It is a large triangle excavation, dug in firm clay, which will need no concrete or puddling at the bottom, although a little cementing may be necessary on the sides. The water stored here will be of benefit to the neighbouring brickworks.

12. One of the troubles with which the Salvation Army has to deal at Hadleigh is a lack of water. Many thousands of pounds have been spent on two artesian wells, the cheaper of which cost £4,000 and is yielding 20,000 gallons a day, which is as much as the present plant can lift. Even now there is not sufficient water, but the new reservoir will help matters in this respect.

13. On my way to the temporary dining hall I saw the causeway or raised road which was made last year by the help of unemployed labour from London. It is 250 yards long and cost about £450, but the London Unemployed Committee made a grant of £150 towards the work.

14. In the dining hall I found about 160 men at their mid-day meal. First we visited the kitchen, which is fitted with a steam cooking apparatus. The food is distributed by cooks, who serve out a liberal portion on a plate to which are added parsnips, boiled potatoes and bread. Tea is also given in large mugs, and the meat is followed by tart or pudding. Three meals are furnished a day; the average cost per head of feeding these men being about one shilling and twopence per day, which suffices to provide them with an ample supply of good and wholesome food. Some of the men are fed rather more plentifully and better than others, the supply being proportioned in accordance with their personal and physical character and that of the labour which they do.

I tasted some of the food and found it excellent. The dinner I have already described. For breakfast the fare consists of a good-sized plate of oatmeal porridge, bread, butter, and tea, with corned beef or German sausage, and for tea, bread, butter, some fresh or preserved meat and tea.

I spoke to several of the men and lads here and elsewhere. In substance all their stories were very similar. Either they had fallen out of work and were starving or they were wandering about the streets, or they had "gone to the bad." In every case the Salvation Army had picked them up, and they assured me that they were happy and contented. As a specimen I will quote an interview with one of the cooks.

Q. What were you before you came to the Colony?

A. Brushmaker in London, sir.

Q. Did you fall out of work?

A. Yes.

Q. Got in a bad way?

A. I did, in London and around the country.

Q. The Salvation Army picked you up?

A. They did.

Q. And you are now a cook here? What do you look forward to doing ultimately?

Going out to be a cook?

A. I want to go to Canada in the spring.

The men at work in this kitchen were a most respectable-looking set, but I was told that they all came to the Colony in a ragged and destitute condition.

15. In this building I saw also a number of Poor Law cases, that is men sent to Hadleigh by Boards of Guardians. The overseers informed me that many of them were respectable hard-working men and that, although London bred, in most cases they were working well.

16. Afterwards I visited the lowest grade dormitory, where men are put when first they come to the Colony. The bedding here is not so good as that in the higher



class, but it consists of a seaweed mattress, covered in American cloth, with eight military blankets and a pillow to each bed. There are 20 beds in a division, and by each of them stands a box provided for the storage of the belongings of its occupant. Also there are admirable regulations to ensure cleanliness and comfort, and at the end of the building is the cubicle in which an orderly sleeps. Smoking is prohibited in the bed chambers, and theft, I was assured, is exceedingly rare.

17. In the higher grade dormitory, which I saw also, the bedding is superior, and the sleeping places are divided into ten bed compartments. A man is raised in his grade if he works well and satisfactorily and his general character and conduct are proved to be good. If he is raised to this higher class dormitory he is also raised to a higher class dietary, and receives food of rather better quality and more ample in quantity.

18. Here I may state that the men are, as far as possible, paid by piece work, and there have been some in the Colony who have taken as much as fifteen shillings per week, in addition to their board and lodging. At the time of my visit one man was receiving nine shillings a week for clay digging, and another, working on the market garden, seven shillings and threepence per week, in either case plus their board and lodging. Both of these men came from a London Poor Law Union. The average man, however, is paid about three shillings per week, of course in addition to board and lodging.

19. Next I visited the laundry, where all the washing is done by men. The colonists parcel up their clothes and place them on their beds in bundles. These are collected, washed by the laundrymen, who are also colonists, and returned to the bed free of charge on the Saturday morning. Those men are employed in washing who prove not strong enough to work outside in all weathers.

20. Attached to this building are four bathrooms, which upon four nights a week any man can use.

I give specimen conversations with a man named Dorey and a lad named Barnes, whom I saw here.

*Dorey.*

Q. How long have you been here?

A. Four and a half years, sir.

Q. What were you before you came?

A. Sanitary engineer.

Q. Went astray, I suppose?

A. Yes.

Q. Not astray now? Doing all right?

A. Yes.

Q. You are superintendent of the laundry?

A. Yes.

*Barnes.*

Q. Where do you come from?

A. London, sir.

Q. What were you doing there?

A. Only walking about the streets.

Q. Why were you walking about the streets? Have you a mother?

A. Yes.

Q. Could not your mother support you?

A. No.

Q. You were getting a living the best way you could, and then the Salvation Army found you and you were sent to this colony by a lady?

A. Yes.

Q. How long have you been here now?

A. Four months, sir.

21. I then went on to the hospital, but there was no one in it except the orderly. It seemed a very suitable building which is attended by a medical practitioner from Leigh every day, who is paid a fixed salary. Beyond it was a dormitory of forty beds occupied by some of the London unemployed.

22. I also saw the brickyards which do not need especial description. They are very fine places of the sort, and turn out enormous quantities of bricks. One of them has a chimney stack 150 feet high, built of the Colony bricks and for the most part



by Colony labour. This yard is actuated by a steam engine of 350 brake horsepower, which cost £800. When the new machine which was being put in is completed, it will turn out 6,000 bricks a day, and if it proves successful others will be added.

There are several of these brickworks, and in one of them we saw hand-moulded bricks being made which fetch as much as eighty shillings per 1,000. The office clerk of this yard, I was informed, once was a major in the British Army, and all the men employed there had been redeemed upon the Colony.

23. Further I inspected the Colony agriculture. The poultry farm, where prize birds are bred, was very interesting, although, owing to the character of the seasons, it has not paid during the last two years. The great difficulty with which the manager of this poultry farm has to contend is the damp clay soil, that in spite of every care and protection kills a number of chickens in very cold weather, especially those of what are called the "lighter" varieties. Indeed for this reason Brahmas, Dorkings, Minorcas and some other fowls which love a light gravel soil will not do here. White Wyandottes, Partridge Wyandottes, Orpingtons, white and barred Rocks and many others flourish however, and some pens of five birds have been sold recently at as high as £7 per pen.

In all, 2,500 head of stock birds are kept, which are looked after by an expert superintendent, who has been in charge for ten years, and one underman, the remaining labour being done by the colonists. Hearson's 100-egg incubators are used, but the foster mothers are made by the colonists themselves.

There is also a splendid herd of pedigree middle-white sows. At the time of my visit there were 250 pigs upon the colony, but in summer the number sometimes rises to 500. They are kept in an excellent range of sties, which are well ventilated, with proper sloping floors and outside yards.

24. Close to the sties is a field of good land measuring about 15 acres, which last season yielded a record crop of potatoes, while from the next field, in the same year, came swedes, that took the third prize at the Dairy Show at the Agricultural Hall in London.

Near by stands a line of ten cottages, good substantial buildings in red brick, with gable windows. These cottages cost a total of £2,000, and are let at a rental of six shillings per week, inclusive of water rate, to gangers and others employed by the Salvation Army.

25. Adjoining the cottages is a range of glasshouses run by the market garden department. The first of these was full of mint, almost ready to cut for the London market. Next came one with garden stuff, such as chrysanthemum and geranium cuttings and some foliage plants; then another of mint, a paying winter crop, which was shortly to be supplanted by tomatoes, that stood ready in pots in another house. Beneath the stages of these houses rhubarb is forced. At the time of my visit it was being pulled and done up in bundles to be marketed at Southend, where it fetches one shilling and threepence per dozen bundles. Also there were cold frames planted with lettuce, and behind them a rose bed.

26. Further I visited the dairy where the milk of 19 cows is dealt with, also I saw the cows themselves and the bull, a very fine red Lincoln. This dairy is well-fitted with milk coolers, and Alfa Lavel separator, churns and steam cleansing plant. Near by are the excellent stabling for 12 horses and a number of boxes for cows and fattening beasts.

27. Opposite these buildings lie the Colony allotments, which can be taken by the colonists free of charge, all the produce being their own property. Each plot measures about six rods.

28. Further I inspected the Salvation Army School, where I found about 100 boys and girls singing a hymn, some 60 per cent. of these children coming from Hadleigh village. The Salvationist schoolmaster, Mr. Collins, is a properly qualified man, and the school receives a county grant.

Mr. Collins put various questions to the scholars upon religious, mathematical and general knowledge subjects, all of which they answered intelligently in my presence.

29. Near to the school is the citadel, or gathering hall, a large corrugated iron building with seats for about 400 persons. Here religious services are held, and every Saturday night a popular concert. At these gatherings every colonist is expected to attend, the object of them being to provide entertainment which will induce men to keep away from the publichouse.



30. I may mention here that I was informed that the relationship existing between the Army officials and other religious bodies in the neighbourhood is good. It is said that no pressure is brought to bear upon any man to force him to conform to the religious principles of the Army. In proof of this it was reported to me that on the Sunday previous to my visit the manager, Mr. Iliffe, had attended the Parish Church, accompanied by about 100 of the colonists.

31. Lastly I was shown the Inebriates Home, an old mansion with a large garden, which has been adapted to this purpose, and is licensed for 20 male inebriates. One of the rooms was filled with wood carvings that had been executed by the patients and were for sale. Inebriates are taken in here at a charge of from 25 to 30 shillings per week, and the Salvation Army Authorities stated to me that from 60 to 70 per cent. of them are permanently reclaimed after an average period of eight months' treatment.

32. I forgot to mention that near to the residence of the manager is a large store. Here vegetables, &c., are brought, sorted, loaded into vans and sent to Southend, where the Colony has its own market, in which the produce is sold at wholesale rates to various dealers.

33. \*To sum up, the Hadleigh Settlement is to my mind an instance of the extraordinary results which can be attained by wretched men working on land that the ordinary agriculturist would also call wretched. Putting aside its most valuable charitable and social uses it shows what could be done with much cold English soil if only sufficient capital and labour were applied to that soil.

34. General Booth and other of the Army authorities, however, informed me that they had been much hampered in their efforts to house and provide work for yet larger numbers of destitute persons at Hadleigh by the action of the Rural District Authorities, who insist upon the carrying out of regulations as to methods of building and the material used which the Salvation Army managers, as practical persons, consider to be absurd, vexatious, and needlessly expensive.

35. It is a remarkable fact that there are no policemen on duty on the Hadleigh Colony as, notwithstanding the rough nature of many of its inhabitants, they are not needed there. Indeed, three years have passed since a drunk and disorderly case against any colonist was brought before the Magistrates. This immunity from crime doubtless arises from the kind, but strict, discipline practised in the Colony, the moral tone which has grown up there, and from the circumstance that temperance is enforced.

If by chance a man is found to be drunk he is warned, and should he repeat his offence he is sent off the place. There is practically no need for any other form of punishment.

H. RIDER HAGGARD,  
Commissioner.

#### No. 34.

#### REMARKS ON THE WORK OF THE VACANT LOTS CULTIVATION ASSOCIATION AT PHILADELPHIA, UNITED STATES OF AMERICA.

On the 6th of March, 1905, I attended a meeting at the house of Mr. Kirkbride at Philadelphia, where Mr. Powell, the Manager of the Vacant Lots Association, who had accompanied me from New York, gave a very interesting lecture, illustrated by views, on the work of the Association.

Briefly, the history of this Philadelphia Association is as follows:—Eight or nine years ago, it occurred to certain charitable people in Philadelphia, that some of the large quantity of land in and around the city which has been purchased and is reserved for building sites, might be put to a profitable temporary use if permission could be gotten for poor folk to cultivate it in summer.

There seems to have been considerable difficulty, however, in obtaining such permission. Out of a total of many thousand acres—I gathered that in all the unoccupied area, indeed, amounts to between twenty and thirty thousand acres—only three hundred acres have been so loaned by their owners, and these are held subject to a ten days' notice to quit. The lecturer stated, that were it possible to obtain it, a very large extra quantity of land could be thus employed, as the demand for gardens is great and increasing. Meanwhile such gardens as are cultivated have proved a wonderful success.



I believe I am right in saying that whereas the total charitable expenditure upon them amounts up to date to about £6,000, the total value of the produce sold off them up to date by their cultivators amounts to about £60,000.

The moral and physical results upon those members of the population to whom the gardens have been allotted, including those gardens which are given to school children to handle, are very remarkable. Men who were drunkards have ceased to drink; men and women who were in extreme poverty have managed, by their help, to eke out a comfortable existence, and men who were very weak and feeble have become strong. Moreover, another result has been a curious heightening of the moral tone, both of the cultivators of the plots and of members of the class from which they spring. Thus, although these allotments are practically unprotected, theft of the fruits and vegetables grown upon them is, in fact, unknown.

In all these and other ways it would seem, therefore, that so far the working of the plan has proved practicable, profitable, and advantageous to those whom it was desired to aid.

A further fruit of it is that a number of persons have obtained a practical knowledge of the art of cultivation, which knowledge I believe some of them have put to use in a wider field. It must be borne in mind, however, that these ends could not have been reached except through the aid of charity. The land is given for nothing; it is manured for nothing, with refuse from the city, or with artificial dressings provided by the Association. Seeds are also given for nothing, the labourer being expected to furnish only his own tools.

On the following day I drove to visit the Vacant Lots. Passing through three or four miles of the city we came, at length, to land not yet built upon. There, upon each side of the roadway, lay some of the lots enclosed respectively by a low and broken stone wall, and with an iron fence in which were intertwined branches of trees.

Of course, at this time of the year, with snow about and actually falling, there was not much to be seen upon the ground itself, although the evidences of the labour of the lot-holders were plentiful in the shape of the dry stems of Indian corn and old bean stalks.

I observed also that upon some of the lots the gardeners had themselves collected piles of manure, to be used as soon as the frost was out of the ground, which I should add is a clay-loam on clay. On others were "hales" or pits, containing cabbages, carrots, parsnips, beets, &c., grown upon the land last summer, and stored here until they can be profitably disposed of or used. Also rough sheds had been erected to contain tools and afford shelter to the workers.

Passing on I came to another tract of land situated between railway lines, which for three years was cultivated under the auspices of the Vacant Lots Association, but at the end of that period had been taken away from them because there was some prospect of its being sold. The owners, however, allowed the gardeners to continue to work their lots, which five families are still doing, without any assistance in money or kind from the Association. This instance is of interest, since it shows how, when once the desire to hold and to work land has been established, it will gratify itself even in the face of difficulties and of a lack of outside support.

Near by to this land I saw cottages which are inhabited by some of the poor of this district whereof it would be difficult to say more than that they stand among trees, and, therefore, have the advantage of the country air. In appearance, however, they were certainly somewhat wretched-looking when compared with most of the dwellings of a similar sort in England. For instance, one of them was built of boarding painted red, with shabby out-houses and having its sanitary conveniences open to the road. Others were more substantially constructed of stone, washed with concrete, having wooden roofs covered with slag.

These dwellings contained four rooms, two below and two above, and I daresay are warmer and more comfortable than their outward appearance would seem to suggest. The prevailing note about them, and one which, speaking generally, is not very common in country cottages in England, was the strange untidiness of their surroundings. The palings were broken down, irregular and unmended, while in the surrounding plots, where a garden should have been, lay heaps of rubbish.

I was informed that the tenants of these shanties earn from £1 to 30s. per week, plus any extra money which may be brought in by their children who work in the mills close at hand. For their poor dwellings they pay a rent of from 20 to 30s. a month.



It seemed to me that the weak point about this Vacant Lots Association is that it is a charity pure and simple, unanimated by any life of its own, and, therefore, sooner or later, when the subscriptions fail, or, for some cause unforeseen, interest in it flags, liable to die. Indeed, in at least two other American cities which I visited, this has happened. Meanwhile it does much good work, not the least part of which is that it teaches to indigent townsfolk the uses of the land, and shows them what profit and health can be earned out of that land. If, after a while, a rent were charged for these plots it would put matters on a better basis. This, however, is difficult where very poor folk are concerned, where also they are liable to be called upon to give up their holdings at ten days' notice.

H. RIDER HAGGARD,  
Commissioner.

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· APPROXIMATE STATEMENT SHOWING ESTIMATED COST IN POUNDS STERLING OF SETTLING COLONISTS IN CANADA (EXCLUSIVE OF LAND).  
*Savings from one column can be transferred to another according to relative cost of Transportation, Lumber, Livestock, etc.*

Families.	Souls.	Acres of Land.	1. Cottages and Barns.	2. Livestock.	3. Implements and Fencing.	4. Five months' food or allowance.	5. Seed and feed.	6. Transport.*	Total.	Yearly Repayments by Colonists on New Zealand plan of 6 per cent. (including 1 per cent. sinking fund).
1	5	160	£ 70	£ 30	£ 20	£ 20	£ 20	£ 40	£ 200	£ 12
100	500	16,000	7,000	3,000	2,000	2,000	2,000	4,000	20,000	1,200
500	2,500	80,000	35,000	15,000	10,000	10,000	10,000	20,000	100,000	6,000
1,000	5,000	160,000	70,000	30,000	20,000	20,000	20,000	40,000	200,000	12,000
1,500	7,500	240,000	105,000	45,000	30,000	30,000	30,000	60,000	300,000	18,000
2,000	10,000	320,000	140,000	60,000	40,000	40,000	40,000	80,000	400,000	24,000
5,000	25,000	800,000	350,000	150,000	100,000	100,000	100,000	200,000	1,000,000	60,000
10,000	50,000	1,600,000	700,000	300,000	200,000	200,000	200,000	400,000	2,000,000	120,000
25,000	125,000	4,000,000	1,750,000	750,000	500,000	500,000	500,000	1,000,000	5,000,000	300,000
50,000	250,000	8,000,000	3,500,000	1,500,000	1,000,000	1,000,000	1,000,000	2,000,000	10,000,000	600,000

It would probably be advisable to furnish the Colonists with materials and livestock, making the purchases for them in bulk. Columns 3, 4 and 5 could perhaps be managed through Village Banks of the Raiffeisen type. Although the land is given free by the Canadian Government, I suggest that a small charge should be made to the Settler of say from 6s. to 12s. per acre, to form the nucleus of a Colonization Fund, etc. This Transportation Estimate is somewhat uncertain; it would depend on the location of the land, and cost of reaching it from the seaboard.



## APPROXIMATE STATEMENT SHOWING ANNUAL CHARGES, INCOME, AND PROBABLE SURPLUS OF SUGGESTED CANADIAN COLONISATION SCHEME.

Families.	Souls.	Acres of Land.	Loan for Settlement (Land free).	Annual Charges.					Annual Income.			Total Surplus available for Colonization Fund.
				Interest on Loan at 3 per cent.	Sinking Fund, 1 per cent.	Management and General Improvements, 1 per cent.	Failures, Sundries, and bad debts, $\frac{1}{2}$ per cent.	Total.	Interest and Sinking Fund from Settlers on loan, 6 per cent.	Instalment on land at 12s. per acre, payable 32 years.	Total.	
1	5	160	£ 200	£ 6	£ 2	£ 2	£ 1	£ 11	£ 12	£ 3	£ 15	£ 4
100	500	16,000	20,000	600	200	200	100	1,100	1,200	300	1,500	400
1,000	5,000	160,000	200,000	6,000	2,000	2,000	1,000	11,000	12,000	3,000	15,000	4,000
1,500	7,500	240,000	300,000	9,000	3,000	3,000	1,500	16,500	18,000	4,500	22,500	6,000
2,000	10,000	320,000	400,000	12,000	4,000	4,000	2,000	22,000	24,000	6,000	30,000	8,000
5,000	25,000	800,000	1,000,000	30,000	10,000	10,000	5,000	55,000	60,000	15,000	75,000	20,000
10,000	50,000	1,600,000	2,000,000	60,000	20,000	20,000	10,000	110,000	120,000	30,000	150,000	40,000
25,000	125,000	4,000,000	5,000,000	150,000	50,000	50,000	25,000	275,000	300,000	75,000	375,000	100,000
50,000	250,000	8,000,000	10,000,000	300,000	100,000	100,000	50,000	550,000	600,000	150,000	750,000	200,000



## No. 37.

## APPROXIMATE STATEMENT SHEWING SECURITY FOR LOAN TO CARRY OUT SUGGESTED SCHEME OF CANADIAN COLONIZATION.

Families.	Souls.	Acres of Land.	Loan.	Present value of unoccupied land at £1 per acre.	Security for Loan.		Total.	Value of land in say 10 years when the rest is colonised at £5 per acre.*
					Value of land when occupied at £2 per acre.	Value of Buildings at cost of materials.		
			£	£	£	£	£	£
1	5	160	200	160	320	70	390	800
100	500	16,000	20,000	16,000	32,000	7,000	39,000	80,000
1,000	5,000	160,000	200,000	160,000	320,000	70,000	390,000	800,000
1,500	7,500	240,000	300,000	240,000	480,000	105,000	585,000	1,200,000
2,000	10,000	320,000	400,000	320,000	640,000	140,000	780,000	1,600,000
5,000	25,000	800,000	1,000,000	800,000	1,600,000	350,000	1,950,000	4,000,000
10,000	50,000	1,600,000	2,000,000	1,600,000	3,200,000	700,000	3,900,000	8,000,000
50,000	250,000	8,000,000	10,000,000	8,000,000	16,000,000	3,500,000	19,500,000	40,000,000

\* This allows nothing for implements, livestock, and general improvements.

## No. 38.

Telegram from His Excellency Earl Grey, Governor-General of Canada, to Commissioner H. Rider Haggard.

To Rider Haggard, New York.

19 April, 1905.

Pleasant voyage to you all. May the Report you take home weave Canada closer than ever into one piece with England and be the means of providing happy homes for thousands of the worthy disinherited who, without hope, throng the city life of Great Britain.

GREY.



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